[redacted]

Objection (OBJ) 1- Mr Thomas Darwin and Miss Lauren Catherine Hawker

Subject: FAO Mr John Mckenna - Pelham to Rayleigh Overhead Line Reinforcement - Compulsory Purchase Order 2026 Objection

On Behalf of: Mr Thomas Darwin and Miss Lauren Catherine Hawker

[redacted]

[redacted]

27/05/2026

To:
Mr John Mckenna

Head of Electricity Network Planning Team, Energy Infrastructure Delivery, Energy Development, Department of Energy, Security & Net Zero

3-8 Whitehall place, London, SW1A2EG

I am writing to formally object to the inclusion of my property, as detailed above, within the Compulsory Purchase Order (CPO) referenced The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 .

My objection is based on the fact that the property has been incorrectly included within the Order, as a result of inaccuracies in the submitted plans and supporting documentation.

Grounds for Objection

Upon reviewing the plans accompanying the CPO, I have identified the following issues:

- **Incorrect boundary identification:**
  The plans appear to misrepresent the true extent and location of my property boundaries. This has resulted in either partial or full inclusion of land that should not form part of the Order. The order

reference for my property boundary in section 119/9 of the map detailing the proposed order and my property resides outside of this and outside of the redline boundary.

- **Unnecessary inclusion of the property:**
  Based on the project scope and design, it is unclear why my property has been included, as it does not appear to be required for the delivery of the proposed scheme.

- **Potential administrative or mapping error:**
  The discrepancy suggests a possible drafting or mapping error, which has led to the incorrect designation of my property within the Order limits.

Requested Action

In light of the above, I request that:

1. The inclusion of my property within the Compulsory Purchase Order is reviewed as a matter of urgency.
2. The submitted plans are corrected to accurately reflect property boundaries and scheme requirements.
3. My property is removed from the Order, unless a clear, justified, and evidence-based requirement can be demonstrated.
4. Written confirmation is provided outlining the outcome of this review.

Supporting Information

I am happy to provide documentation, including title plans, boundary records, and any other relevant information, to assist in resolving this matter. Please advise if further evidence is required.

I look forward to your acknowledgement of this objection and confirmation of the next steps

Kind Regards,

Thomas Darwin

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Thomas Darwin and Lauren Catherine Hawker
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Thomas Darwin and Lauren Catherine Hawker,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 27 May 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We responded to your objection via email on 16 June to explain the reason for your being included in the Compulsory Purchase. As we explained in the email, Plot 119/9 relates to approximately 286 square metres of residential property and garden known as 1Lionfield Cottages, Main Road, Boreham, Chelmsford, CM3 3HQ and overhead cables. The reason you have been provided with a notice of the National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 is because you have been flagged as somebody who benefits from a right over this land.

More specifically, the project's referencing has flagged that you have the benefit of rights as contained in a conveyance dated 9 September 1982 registered under the Land Registry title number [redacted]

This means that your property, being [redacted], is not impacted by the Order. However, you have been notified because it appears you have the benefit of a right over land which is impacted (plot 119/9). National Grid has a duty to notify those who own the land as well as those who have the benefit of rights or restrictions in those plots listed in the Order.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission

Nationalgrid

OBJ 2- Antony Drain

John McKenna,

Head of Electricity Planning,

Energy Infrastructure Delivery,

3-8 Whitehall Place,

London,

SW1A 2EG

Antony Drain,

[redacted]

[redacted]

[redacted]

29th May, 2026

Dear Mr McKenna,

Your ref The National Grid Electricity Transmission PLC (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2025

I am writing in relation to the above matter which I have been made aware may affect my property.

I am the owner of the above named property and have full authority to bring legal actions in relation to my title. Due to the short time scale given for consultation, I have not had the opportunity to take full legal advice and will do so now and will advise of any instructions given in relation to this. I understand that you are responsible for my reasonable legal costs in taking this advice.

I wish however to make a number of objections to your scheme in so far as it may affect my property. I am hopeful that you can accommodate my points without the need for legal recourse. These are made under the following headings:

1. Procedural flaws.

I understand that as part of this process you are required to give notice and consult reasonably with anyone affected. I have received no Notice and learned of your project from a neighbour. I would ask you to restart the process by giving appropriate notice and engaging in consultation. I would be happy to meet someone from your Department at my Property so we could look at the placement of the Pylons which are not on my land and explain my points below in detail so that my requests under this objection can be fully considered and hopefully agreed to.

2. Unnecessary land acquisition.

There are no Pylons on my land and the overhead cables run nearby and not over. With a small adjustment to what you are proposing, the cables could be taken even further away from my land. The map shows that the path of the Pylons runs in a North Westerly direction away from my so this could easily be accommodated. This would save a compulsory purchase of my land and an extensive legal argument. National grid employees have never needed access to my land to work on the existing Pylons so I do not understand why this has changed. Neither has this been explained to me.

If National Grid only want my land as a workshop / parking area, I am sure there are other alternatives with the Landowners who actually have Pylons on their land. Please can you explain your position in relation to this point.

3. Disproportionate impact.

Given the point made in 2., your Department enforcing a Compulsory Purchase would have a disproportionate impact on my property and my business which is a working farm. It would be damaging both to my economic interest in the property and my ongoing business. I am also entitled to the quiet enjoyment of my property and am concerned about the enviromental and health issues that Pylons and overhead cables bring.

4. Scheme deliverability.

It is noted that a number of public infrastructure projects have failed, been curtailed and been involved in numerous unnecessary Compulsory Purchases. HS2 is a good example of this. Such projects have often been subject to political decisions which curtail or alter their deliverability. In addition nowhere in your documentation do you outline the budgets and achievability of this proposed project or the commitment by Government to them. For these reasons there must be serious doubts as to the deliverability of this project. This ground supports the inequity of a clearly unnecessary Compulsory Purchase of my land.

5. No compelling case that this would be in the public interest

For the reasons and grounds given above, this is clearly not in the public interest. It would be an unnecessary Compulsory Purchase which has provided no evidence that this is a sustainable project. Importantly as noted, it has not taken account fully of enviromental or health concerns.

6. Failure to consider alternatives.

There is a concerted local campaign to remove electricity Pylons. This is based on a body of scientific evidence that they cause enviromental and health issues. In the circumstances, a much preferable option would be to place the cable network underground as it is in Cities. The project as set out has made no examination of such alternatives. It is also ignoring completely the concerted local campaign.

7. No consideration of Enviromental or Health issues.

The proposed scheme has given no consideration to enviromental or health considerations caused by the proposed works. This must be addressed before the scheme is allowed to proceed. Please send me details / copiesof any work that you have commissioned in relation to this aspect.

I would be grateful if you would acknowledge this letter by return.

I would also be grateful if you would arrange a meeting on site to consider the points that I have made in relation to this being unnecessary. This may remove the need for me to bring a legal action in defense of my rights which is my preference.

In case it is necessary for me to bring a legal action after taking further advice, please treat this letter as a letter before action.

Thank you for your attention in this matter.

Yours sincerely,

Antony Drain

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Antony Peter Drain
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Antony Peter Drain,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

Our records, together with the most up-to-date HM Land Registry data, indicate that while there is no pylon infrastructure located on your land, the overhead line cables do cross the western corner of your title ([redacted] Please refer to the enclosed plan for further details.

NGET is taking a proportionate approach to compulsory acquisition and is therefore seeking the acquisition of rights over the Order Land, rather than acquiring freehold interests. This approach ensures that the transmission asset remains fit for purpose throughout its operational life while minimising interference with landowners' interests. By reusing the existing towers and transmission line alignment, the Project avoids the need for additional land take, limits access requirements to defined

construction periods and reduces the frequency of future maintenance and other potentially intrusive works.

As outlined in the Statement of Reasons, NGET considered a range of alternative options before identifying the preferred solution. A "do nothing" scenario was not considered a realistic alternative given both the needs of the region and the wider national policy objectives that the Project seeks to support.

Reconductoring was therefore identified as the preferred option, as it delivers the required network benefits in an effective and proportionate manner while avoiding the greater land take and impacts that may arise from alternative schemes requiring development consent.

NGET acknowledges that some of the rights sought under the Order may, in certain circumstances, affect how particular plots are used or managed. Where any potential incompatibility arises, NGET will seek, so far as reasonably practicable, to manage such conflicts appropriately. This may include providing advance notice of works, implementing suitable safety procedures, and maintaining communication with affected landowners to minimise disruption.

As explained in the Statement of Reasons, the need for the Project arises from the combined effect of several key drivers, principally network reinforcement requirements and the connection of new customers to the electricity transmission system. NGET has identified an immediate need to facilitate a 6,377MW increase in transmission capacity across the East Anglia region. Importantly, the full benefits of the Bramford to Twinstead Network Reinforcement (BTNO) project cannot be realised without delivery of this Project, which also influences the Project programme and necessitates completion of construction by the end of 2028.

BTNO will provide an additional 3,650MW of capacity, while this Project will enable a further 1,426MW. Together, these upgrades will significantly increase transmission capacity across the region, improving network resilience and facilitating the continued connection of renewable energy generation. Furthermore, the Project benefits from strong national policy support, particularly in relation to the modernisation of the energy network and the achievement of the UK's net-zero carbon objectives.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 3- Country Land and Business Association

[redacted]

[redacted]

OFFICIAL

[redacted]

Subject: CLA Response to Pelham to Rayleigh CPO consultation

Dear Mr McKenna

I am writing to comment upon "The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 (the Order) made by National Grid Energy Transmission PLC (NGET) on the 21st May 2026.

The Country Land and Business Association (CLA) is the membership organisation for owners of land, property and businesses in rural England and Wales. We exist to champion, protect and enhance our rural economy, environment and way of life. Together, CLA members own and manage around half the rural land in England and Wales and more than 250 different types of businesses. Our membership includes 38 of the claimants identified in the Order.

The CLA appreciates and supports the need for reinforcement of the electricity grid. We appreciate that this requires licence holders to have legal access to land for these projects, and that the acquisition of rights over land will often be the appropriate tool for establishing this. We note the balanced policy approach by the government on this matter: we were heartened, for example, by the focus on alternative dispute resolution and the attention to certain compensation provisions in the response to the "Electricity network infrastructure: consents, land access and rights" consultation.

We do not, therefore, oppose the principle of the works this order seeks to enable, nor to the use of statutory powers in order to pursue them if necessary. We do, however, have concerns about the lawfulness of the order in its current form.

These concerns may be split into three areas. Firstly, at least some land within the Order risks failing the "public interest test" first laid out in *Prest v Secretary of State for Wales (1983)*. Secondly, the grant of some of the rights sought would be *ultra vires* the powers relied upon by NGET. Thirdly, and in consequence, the grant of this order is likely to constitute a breach of some claimant's rights under article 1 of protocol 1 (A1P1) and Article 8 of the European Convention on Human Rights as incorporated into British law via the Human Rights Act 1998.

Grant of rights over some land in the Order is not in the public interest

In Prest v Secretary of State for Wales [1983] it was judged that "The taking of a person's land against his will is a serious invasion of his proprietary rights. The use of statutory authority for the destruction of those rights requires to be most carefully scrutinised." Any such use must be "based upon the right legal principles, adequate evidence and proper consideration of the factor which sways his mind into confirmation of the order sought." Failure to properly do so is Wednesbury unreasonable, as per this judgement. The judgement in De Rothschild v Secretary of State for Transport [1989] elaborates usefully upon this:

"Given the obvious importance and value to land owners of their property rights, the abrogation of those rights in the exercise of his discretionary power to confirm a compulsory purchase order would, in the absence of what he perceived to be a sufficient justification on the merits, be a course which surely no reasonable Secretary of State would take."

All this is to say that for the use of compulsory powers not to be Wednesbury unreasonable, there must be a public interest in the use of powers which overrides the interest of the claimant. The public interest must not merely in the project enabled by the powers, but in the use specifically of the powers. That is to say, the powers must actually be required for the project. If they are not, it may be unlawful to grant them.

NGET already has rights to access most of the land in the Order. We have seen two examples of these rights. Both allow NGET to "renew" the pylons and electrical line. Of these, one claimant is subject to two existing easements with this wording, another is subject to three wayleaves. If these were sufficient for the project, then it would not be reasonable to grant acquisitive powers for further rights over this land, and presumably a great deal more along the line.

It is NGET's view, evidently, that these rights are not sufficient. In Section 7 of the "Statement of Reasons" document accompanying the Order, Womble Bond Dickinson (WBD), acting for NGET, claim that there is a set of "sufficiency criteria" against which existing easement were assessed. They claim that no easement passed these criteria and thus all should be replaced.

There are two issues with NGET's position on this. Most obviously, the "sufficiency criteria" upon which they are relying do not appear to have been made available for scrutiny. It is not, to the CLA, obvious why the easement we have seen is insufficient for the reinforcement works. As this insufficiency is not obvious, the "sufficiency criteria" are a piece of evidence on which NGET are relying. The Secretary of State must be able to see these sufficiency criteria and the process under which easements were assessed against them, and the result of this process, and then reach a decision as to whether NGET are correct in their assessment of each existing easement. Therefore, by not supplying them, the criterion about "adequacy of evidence" in *Prest* is not met by the Order as submitted. Therefore, it would not be reasonable to grant it in its current state.

Secondly, even if an easement does not provide all rights required, consideration must be given as to what rights are available and what is missing. "Adequate evidence" should in the context of the grant of rights of access include any rights which are already in place. If some of the existing rights are adequate but others are required, then new rights acquired compulsorily must be reduced only to those which are actually needed. Otherwise, the Secretary of State would be granting rights which are not necessary for the project. If a right is not necessary, there can be no public interest in granting it. It would therefore be Wednesbury unreasonable to do so. Moreover, the Order makes no reference to existing rights over parcels in the schedule. This makes it impossible to independently assess whether the totality of new rights requested is appropriate or whether these could be moderated. This too represents an unreasonable inadequacy of evidence.

We also note that NGET does not give consideration to wayleave access they retain. We know that at least one claimant is subject to access of this kind. We appreciate that wayleaves are granted to individuals and do not run with the title of properties. However, consideration also needs to be given to the statutory security given to electricity wayleaves in Schedule 4 paragraphs 6-8 of the Electricity Act 1989. This allows that where an electricity line is sited on land outside of a wayleave agreement (for example because this has expired or the land's ownership has changed), the infrastructure may not immediately be removed from the land. Instead, its owner is given time to apply to the Secretary of State for a compulsory purchase order or new wayleave to retain the infrastructure. Once this application is submitted, the infrastructure may then not be removed until a decision has been made. This means that in practice even lines secured under a wayleave agreement are able to remain indefinitely as long as the Secretary of state agrees that their presence remains in the public interest.

We also note your department's intention to further strengthen these protections, as per the response to the "Electricity network infrastructure: consents, land access and rights" mentioned above. This likely strengthening should be accounted for in any decision made on whether wayleaves can offer sufficient protection in the future, bearing in mind the likely timescale of the reinforcement works.

With this in mind, there is at least some argument that a wayleave can offer sufficient permanence for the project in question. If NGET disagree, they should explain why, rather than failing to mention wayleaves at all. The CLA submits that wayleaves should be treated similarly to easements as above – if some of the rights requested in the order, such as a basic right to keep pylons on the land, is already granted to NGET via a wayleave, it would be unreasonable to grant the compulsory acquisition of a right whose purpose is the same.

Rights requested fall outside the powers relied upon by NGET

There are rights requested in the Order which go beyond the reasonable need for the maintenance and upgrading of an electricity transmission line. Grant of such rights would not be lawful. I draw your attention to the precise wording of Schedule 3 1(1) of the Electricity Act 1989 (the Act), under which NGET have made the Order: *"the Secretary of State may authorise a licence holder to purchase compulsorily any land required for any purpose connected with the carrying on of the activities which he is authorised by his licence to carry on.*" (where "land" may refer to a right over it). The key word is "required". If a right is not required for a purpose connected with NGET's licenced activities, the Secretary of State is not legally empowered to grant it under Schedule 3 of the Act – to do so would be *ultra vires* and thus potentially subject to judicial review.

I will discuss in turn each right at issue:

Overhead Line Rights: (e) carry out works required or permitted by a planning permission and/or consent or licences;

It is reasonable for an electricity operator to seek rights to undertake further operations in relation to the upgrading of grid infrastructure. However, the wording of this right is broader than is appropriate. This is because there is no limitation in the current wording to the types of planning permission to which the rights might extend. This means that NGET are requesting a right to access land to enact planning permissions which do not relate to the maintenance of the network, and as such which do not obviously relate to their statutory duties as licence holder. These access rights seem therefore to fall outside Schedule 3 powers as laid out above. The wording of this right must thus be amended to state that it applies only to permissions and consents specifically relating to the maintenance, use, renewal and upgrading of the national electricity network.

Overhead Line Rights: (q) erect, create, use and remove hoarding, welfare facilities including portable toilets, portable cabins and offices, security cameras, parking of vehicles and electricity generators; "Construction Compound Rights" in general
We appreciate the need to site construction infrastructure where needed during the course of works. However, the rights in this instance are, again, broader than is appropriate. No limitation is given to the purpose for which offices and parking may be used, nor the permanence their construction. There is also no limitation made on when construction infrastructure and compounds may be in place. This amounts, therefore, to a permanent right to erect an office and parking on claimants' land in perpetuity, for any purpose. This rights, again, is clearly not necessary for NGET's duties as a licence holder.

It is fortunate that the wording of an easement may be made time sensitive. A such, the Order must be reworded to make clear that the rights in question may be used for this project only, and they shall persist only until the project reaches its conclusion. We noted that NGET's justification of the rights rests purely on this specific project, so such a limitation is consistent with their expressed position.

We do note that both of these rights are part of a subset of Overhead Line Rights, introduced as follows:

"All rights necessary at all times for the purposes of or incidental to the construction, retention, use, operation, protection, maintenance, surveying, testing, repair, renewal, replacement, commissioning and removal and decommissioning of the overhead electricity lines and associated infrastructure, including rights to:"

It might be argued that based upon this the two above rights are already limited just to this specific project, so our fears are not grounded. This is not the case due to ambiguity of drafting. It is unclear whether the word "including" *limits* the specific rights e and q only to this general definition of "overhead line rights", or if the same word tries to extend the meaning of rights necessary for construction etc to include for example the right to undertake unrelated projects granted planning permission. Therefore, an alternative solution to changing the wording of individual rights might include inserting a phrase such as "insofar as they relate to these purposes" between the words "including" and rights". However, for now, the legal issue of broadness in excess of CPO powers under the Act remains.

Confirmation of the Order may breach human rights
WBD identify in Section 10 of the "Statement of Reasons" document accompanying the Order that there could be impacts by the Order upon claimants' human rights. They correctly identify as "potentially applicable" Article 1 of Protocol 1, Article 6 and Article 8 of the European Convention on Human Rights as incorporated into British law via the Human Rights Act 1998.

A person's rights under Article 8, as WBD correctly note, may only be interfered with "such as is in accordance with the law". Likewise, rights under Article 1 of Protocol 1 allows the deprivation of possessions only "subject to the conditions provided for by law" As discussed above, some of the access rights in the Order are, at the very least, not clearly within the bounds of lawfulness. Given that the potential significance of rights under Article 8 and Article 1 of Protocol 1 are not disputed between ourselves and NGET's legal team, there is a clear cascade effect whereby the grant of acquisitive powers to NGET *ultra vires* Schedule 3 of the Act, could lead directly to a breach of claimants' rights under Article 8 and A1P1.

We also note the claim by WBD that "NGET is taking a proportionate approach to compulsory acquisition. NGET is only seeking to acquire those rights which are absolutely necessary to facilitate delivery of the Project." However, no justification is given in the Statement of Reasons why the specific rights requested in the Order are necessary. Substantive justification (which the CLA does not dispute) is given for the *project*, but not why the project necessitates the rights in question. If NGET wishes to rely upon the proportionality of the rights requested to ensure the Secretary of State does not breach international human rights law in confirming the order, they must provide further evidence. As discussed above, it is not obvious why some of the rights requested are needed.

Conclusion and comment on quality of engagement
You are no doubt aware of the ongoing case of Natalie Barstow, CPRE Wales and The Land Justice Coalition V Green Generation Energy Networks Cymru. We have seen in response to this a greater appetite by those affected by prospective compulsory purchase to launch legal challenges on the basis of procedure, as well as of the completed project. There is, in the CLA's view, a real possibility that a challenge could be raised against the acceptance of this

CPO unless it is amended. We suggest therefore, at the very least, that the lawfulness of the Order is discussed with the Attorney General's Office before a decision is made.

While not a legal reason against the grant of a compulsory purchase order, we are also concerned about the accessibility of NGET's agents in relation to this project. We are aware, for example, of a claimant who is willing to enter in a voluntary easement, but who has had great difficulty in progressing discussions of this and was therefore surprised to suddenly hear about a compulsory acquisition of rights from him. We would appreciate the assistance of your department, insofar as possible, in ensuring that an adequate level of customer service is provided by NGET to those affected by this project.

The CLA is happy to facilitate negotiations and encourage engagement with the project by those affected. This includes explaining how compulsory purchase powers work and why it is better to negotiate an agreement rather than resisting the project. All we ask in return is that the powers used are proportionate and lawful, and that NGET's agents' engagement with claimants is to a suitable standard.

Please do let me know if you would like to further discuss any element of this response.

Kind regards

Cath Crowther MRICS FAAV
Director East
Country Land and Business Association (CLA)

[redacted]

CLA East, The Old Estate Office, Hall Farm, Newmarket, CB8 0TX

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5 August 2026

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Unit 9, Forbes Business Centre
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Suffolk
IP32 7AR

Dear Sirs,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. NGET has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a "compelling case in the public interest". NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 4- David Knox

Lynfords New Farm

[redacted]

15th June 2026

Objection to Compulsory Purchase of New Easement

Dear Sirs,

National Grid has an existing easement on my deeds with H.M. Land Registry, title number [redacted] I do not see the need for a new easement.

I have had some correspondence with your agents, but I feel there has been a lack of engagement, with very little clarity of what the effect the new easement will have on my land going forward, I have not been issued with any Heads of Terms for this proposal.

The access point, plot number146/30 should not be used as pylon 4VB 014 is not on my land, so suggest you contact the owner of the land and gain access though their land.

I would have liked my land agents Whirledge and Nott to have delt with this matter as they are better at dealing with these things than me , but was informed that National Grid would not pay for their time, so I would have to pay them for dealing with something I did not instigate and have no control over.

Yours Sincerely

David Knox

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

David Samuel Knox
[redacted]

Dear David Samuel Knox,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement –

We are writing regarding your objection to the above Compulsory Purchase Order dated 15 June 2026 and subsequent meeting on 30 July. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to:

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London. SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 5- Network Rail

Stephen Sprei
Network Rail
Floor 4.S 1 Puddle dock
Queen Victoria Street
London EC4V 3DS

Department for Energy Security
and Net Zero, Licensing and Consents Unit,
3 Whitehall Place, London SW1A 2AW

FAO John Mckenna

12th June 2026
Via Email

Dear Sirs

THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC
(PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026

Network Rail Infrastructure Limited objects to the above Order on the grounds that operational railway land is adversely affected.

Network Rail Infrastructure Limited reserves the right to produce additional and further grounds of objection when further details of the Order and their effect on Network Rail's land are available.

Network Rail Infrastructure Limited will also be making representations to the Railways Directorate of The Department of Transport under Section 16 and Schedule 3 Part 11 of the Acquisition of Land Act 1981.

Yours faithfully

stephen sprei

Stephen Sprei

Network Rail Infrastructure Limited Registered Office: Network Rail, Waterloo General Office, London, SE1 8SW Registered in England and Wales No. 2904587 www.networkrail.co.uk

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

7 August 2026

Stephen Sprei
Network Rail
Floor 4.S 1 Puddle Dock
Queen Victoria Street
London
EC4V 3DS

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Mr Sprei,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection on behalf of Network Rail to the above Compulsory Purchase Order dated 12th June 2026. We have noted your objection and the restrictions on your operational land and would like to work with you to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn

National Grid are liaising with Richard Brown, your Interface Scheme Project Manager regarding a Basic Asset Protection Agreement (BAPA) which we hope will be agreed shortly, and we are liaising over email regarding other points raised by you.

It is our hope that the BAPA addresses your concerns in your objection. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to:

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 6- Louise Suzanne Humphreys

[redacted]

Subject: Pelham to Rayleigh Overhead Line Reinforcement

Dear Mr McKenna

I am writing with regard to the above reinforcement and the new Deed of Easement and National Grid's Compulsory Purchase Rights over my property and my Mother's.

I wish to object on the following grounds:-

1. In November 2025 I signed a new wayleave agreement with National Grid on a tower on my property. What was the point of this new agreement, if in a few months' time I was being pressurized into an easement?

2. Whilst I have had some engagement from Savills, I feel that their attitude has been very bullish, as I have been bombarded with letters from both Savills and National Grid strongly advising me to agree to a new Deed of Easement (which I have not engaged with).

3. The application does not make it clear what restrictions may apply on the land as there have been no Heads of Terms to date. Without the Heads of Terms, we do not know how it will affect the future use of the land.

4. The sealed CPO special land plans appear to have pages missing, so I cannot access all the plans I require.

5. Some of the access routes are excessive and ill thought out.

Please consider my objection.

Regards

Louise Humphreys

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Louise Suzanne Humphreys
[redacted]

Dear Louise Suzanne Humphreys,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 16th June 2026 and subsequent meeting on 29th July. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

With regards to your query about the Special Category Land Plans, I note your comment about the document being incomplete, this is not the case, while I acknowledge that not all sheet numbers are there, but the document only shows sheets where there is Special Category land

We have taken away several points for further discussion with the wider team and will come back to you in due course, as agreed during the meeting and it is our hope that the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 7- The Faulkbourne Estate

OBJ 8- The Swan Trust

OBJ 9- The Jonathan Parker Will Trust

OBJECTION IN RESPECT OF
THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC
(PELHAM TO RAYLEIGH OVERHEAD LINE REINSFORCEMENT)
COMPULSORY PURCHASE ORDER 2026

SUBMITTED BY BROWN & CO PROPERTY CONSULTANTS
AS AGENTS FOR AND ON BEHALF OF

THE SWAN TRUST AND THE JONATHAN PARKER WILL TRUST

INTRODUCTION

The Swan Trust are the owner and occupiers of [redacted] (Land Registry Title No. [redacted].

The Jonathan Parker Will Trust are the owner and occupiers of [redacted] (Land Registry Title No. [redacted]).

The Holdings form part of the [redacted] a traditional farming business extending to 1,000 hectares, incorporating Faulkbourne Hall, various farm cottages, arable land and woodland, together with farm and commercial buildings and a further 300 hectares at Bradwell on Sea in the Dengie peninsular.

It should be noted that the Estate is significantly impacted by the Norwich to Tilbury DCO, which cuts directly through it, passing beneath the Pelham to Rayleigh Line.

DEED OF GRANT

The Deed of Grant dated 7th October 1970, a copy of which is attached at Appendix 1, enables National Grid Electricity Transmission Plc (National Grid) to benefit from extensive rights over the Estate to, "erect retain use maintain repair renew inspect and remove the electricity lines and works specified in the Schedule".

As is highlighted throughout the comments below, it is considered that this Deed is sufficient in its' current form, to enable the proper ongoing operation and management of the line.

Although the Statement of Reasons outlines the need and justification for the CPO application, the landowners' would like it noted that when, in 2023, National Grid sought entry across the Estate to renew the strings on one side of the overhead lines, through discussion between the Parties, access was facilitated outside of the existing easement enabling them to (a) minimise the time taken to complete the works, (b) use the estate private roads which were safer, (c) store their cables and mats safely out of sight of potential thieves and (d) reduce associated crop loss and disturbance arising therefrom.

COMPULSORY PURCHASE ORDER

The landowners understand that the underlying purpose of the Compulsory Purchase Order (CPO) is to align the rights held by National Grid in respect of this line with others now under construction or proposed to be constructed, as set out in the Statement of Reasons, but consider that the rationale and requirement for it is not and has not been justified.

A copy of the CPO Submission Plans, in some far as they relate to the Estate, are attached as Appendix 2.

OBJECTIONS TO THE COMPULSORY PURCHASE ORDER

The landowners' objections to the CPO can be summarised as follows;

- 1970 Deed of Grant

  It is considered that the existing Deed of Grant already provides National Grid with sufficient rights to manage and maintain the line.

  The Deed provides the following rights,

  - Installation and operational rights – the right to erect, retain, use, maintain, repair, renew, inspect and remove electric lines and towers.
  - Access rights – the right to enter the land at all times with vehicles, plant and equipment for the above purposes.
  - Vegetation management – the right to fell or lop trees interfering with the lines
  - Ancillary protections – the Deed contained restrictions on landowner:
    - Not to build within clearance distances
    - Not to raise ground levels affecting safety clearances
  - Compensation provisions – the right to compensation for:
    - Physical damage
    - Future "injurious affection" where planning permission is obtained.

  Whilst the need to modernise and refurbish the line and associated towers is accepted, the extensive new rights now sought, under either the CPO or by Private Treaty (see below), far exceed those originally granted and appear unnecessary given National Grid's ability to maintain the line, since construction, without issue.

- Rights to be Acquired under the CPO

  Paragraph 5.7 of the Statement of Reasons sets out the extent of the 'rights' to be acquired under the CPO split between 'Overhead Line Rights', 'Construction Compound Rights' and 'Construction and Operational Access Rights'.

  A comparison of the rights contained within the 1970 Deed and those sought under the CPO can be summarised as follows;

Aspect	Deed of Grant (1970)	Section 5.7 Rights (2026)
Purpose	Operate and maintain existing line	Deliver upgrade and full lifecycle works
Construction rights	Not explicit / very limited	Extensive construction and installation rights
Upgrade/replacement	"Renew" but narrow and ambiguous	Explicit right to replace, upgrade, reconductor

Aspect	Deed of Grant (1970)	Section 5.7 Rights (2026)
Access	Basic access for maintenance	Full access regime, incl. temporary roads and adjoining land
Temporary works	Not included	Compounds, cabins, welfare, lighting
Land use control	Clearance restrictions only	Power to prevent interfering uses
Technology	Fixed infrastructure assumptions	Includes modern methods (e.g. drones)
Environmental works	Tree clearance only	Full environmental mitigation rights

In detail, the additional rights comprise,

- Overhead Line Rights – these now cover the entire lifecycle, including:
  - Construction, commissioning and decommissioning
  - Operation, maintenance, repair, renewal, replacement
  - Removal and upgrading of infrastructure

  Plus extensive ancillary rights:
  - Entry, oversailing, and working across land
  - Temporary works (scaffolding, fencing, compounds)
  - Storage of materials and machinery
  - Construction of access tracks – this introduction of hard core etc will mess up drainage and there is no reference for seeking to use the existing tracks as opposed to building new ones.
  - Drainage and dewatering works
  - Crane oversailing and airspace use
  - Use of drones for inspection
  - Prevention of land uses that interfere with the line

  The Estate is concerned that the rights being sought will be used to, (a) provide access to adjoining land Holdings and (b) to store material, site welfare facilities, etc. for work on adjoining land holdings, resulting in their own land being affected for longer periods than is necessary at National Grid's discretion, with little regard to the requirements and views of the landowner or occupier.

- Construction Compound Rights - Separate rights for:
  - Establishing temporary works compounds

- Cabins, welfare, generators, lighting
- Storage and processing of materials
- Archaeological and environmental mitigation

- Construction & Operational Access Rights - full access at all times for:
  - Construction
  - Upgrading
  - Maintenance
  - Removal
- Rights to:
  - Build temporary roads
  - Undertake traffic management
  - Remove obstacles and structures
  - Access adjoining land via the subject land

It is considered that the 'rights' now sought go beyond those that National Grid reasonably require to operate and manage the line and will impinge upon the rights of the landowners and the occupiers of the land. The Estate is also concerned that the scope of the rights sought have the potential to affect access to the land holdings / fields during their occupation, including cross overs and will disturb / damage existing land and mole drainage in the fields.

- Landowner Engagement

To date, there has been minimal direct engagement between National Grid, the landowners and / or their agents' regarding the proposed CPO. It appears to be National Grids' strategy to apply for a CPO and then talk – somewhat Trumpian. The Estate have, to date, seen little evidence of National Grid engaging in meaningful negotiation with terms being presented on a 'take it or leave it basis, in much the same way as with their 'negotiations' pertaining to the Norwich to Tilbury Scheme.

In March 2026, National Grid's agents', Savills circulated a summary of 'key terms' for a revised Deed of Grant, which landowners were encouraged to sign to obviate the acquisition of rights under the provisions of a CPO. A copy of the summary of 'key terms' is attached as Appendix 3.

At the date of submission, the landowners' agents', Brown & Co, continue to press Savills for a meeting to review the summary of 'key terms'.

When National Grid make their formal application for a Development Consent Order, they will be required to provide evidence to the Inspector at the Public Inquiry of their engagement with landowners and that they acted reasonably in their negotiations therewith. Coupled to that, they will also need to demonstrate that they have not

contravened the landowners Human Rights. Article 1 of the First Protocol (A1P1) to the European Convention on Human Rights states that:

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deemed necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties."

Whilst the landowners' accept that A1P1 is a qualified right, in that no one shall be deprived of his possessions *"except in the public interest and subject to the conditions provided for by law'*, the requirement for the CPO will be contested, unless a clear rationale for the need for the provision of the extensive additional rights sought over those existing has been established.

- Payment Rates

There is an apparent inconsistency within the Land Rights Strategy and Payment Schedule for Assets between those landowners who, in 1970, signed a Deed of Grant to facilitate the construction of the line and those who simply entered into a Wayleave Agreement, for which they have subsequently continued to receive an annual payment.

Whilst National Grid are offering a payment of £1,000 per landowner to upgrade their rights, irrespective of the number of pylons or length of oversail across their land where a Deed of Grant was entered into, those whose land is subject to a Wayleave Agreement are being offered an appropriate tower rate for a new easement. Given the nominal sums paid for the permanent easements in 1970, this disparity should be addressed as part of the CPO process.

SUMMARY

Although the landowners' object to the CPO as drafted, they remain committed to further dialogue and negotiations with National Grid and their agents, with the objective of reaching a compromise to enable a new Deed of Grant reflecting some elements of modernisation to be achieved, subject to fair compensation for the rights being granted.

15th June 2026

APPENDIX 1

37

THIS DEED OF GRANT is made the Seventh day of October One thousand nine hundred and seventy BETWEEN JOCELYN FRANCES ADELINE PARKER of [redacted] PETER ALEXANDER BRUCE of [redacted] and GEORGE RICHARD JUDD of [redacted] (hereinafter called "the Grantors" which expression where the context so admits shall be deemed to include their successors in title and assigns) of the one part and the CENTRAL ELECTRICITY GENERATING BOARD (hereinafter called "the Board" which expression where the context so admits shall be deemed to include their successors and assigns) of the other part

WHEREAS the Grantors are seised for an estate in fee simple in possession free from incumbrances of the property hereinafter described

AND WHEREAS the rights and liberties hereinafter mentioned are required by the Board for the purposes of their functions

AND WHEREAS the Grantors have agreed to sell and the Board have agreed to purchase the said rights and liberties at the price of [redacted]

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of [redacted] paid by the Board to the Grantors (the receipt of which sum the Grantors hereby acknowledge) the Grantors as Trustees HEREBY GRANT unto the Board FULL RIGHT AND LIBERTY for the Board to erect retain use maintain repair renew inspect and remove the electric lines and works specified in the Schedule hereto (together hereinafter referred to as "the electric lines") on and over the property situate at White Notley in the County of Essex which said property is shown on the plan annexed hereto and thereon coloured pink and as incidental to the rights and liberties hereinbefore described FULL RIGHT AND LIBERTY for the Board at their own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and coppice wood now or hereafter standing on the said property which would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines and also FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to time and at all times hereafter with or without vehicles plant and equipment to enter upon the said property for all or any of the purposes aforesaid TO HOLD the rights and liberties hereby granted unto the Board in fee simple as appurtenant to their undertaking

2. THE Board HEREBY COVENANT with the Grantors as follows :-

(a) That the erection of the electric lines shall be executed by the Board in accordance with the Regulations of the Minister of Technology made or having force under section 60 of the Electricity Act 1947 applicable thereto for the time being in force

(b) That they will make good to the reasonable satisfaction of the Grantors any damage

to the said property or to the buildings trees hedges fences crops or livestock of the Grantors caused by the electric lines or by the erection of the electric lines If for any reason any such damage cannot be made good or if the Board so prefer they shall in lieu of making good such damage compensate the Grantors therefor

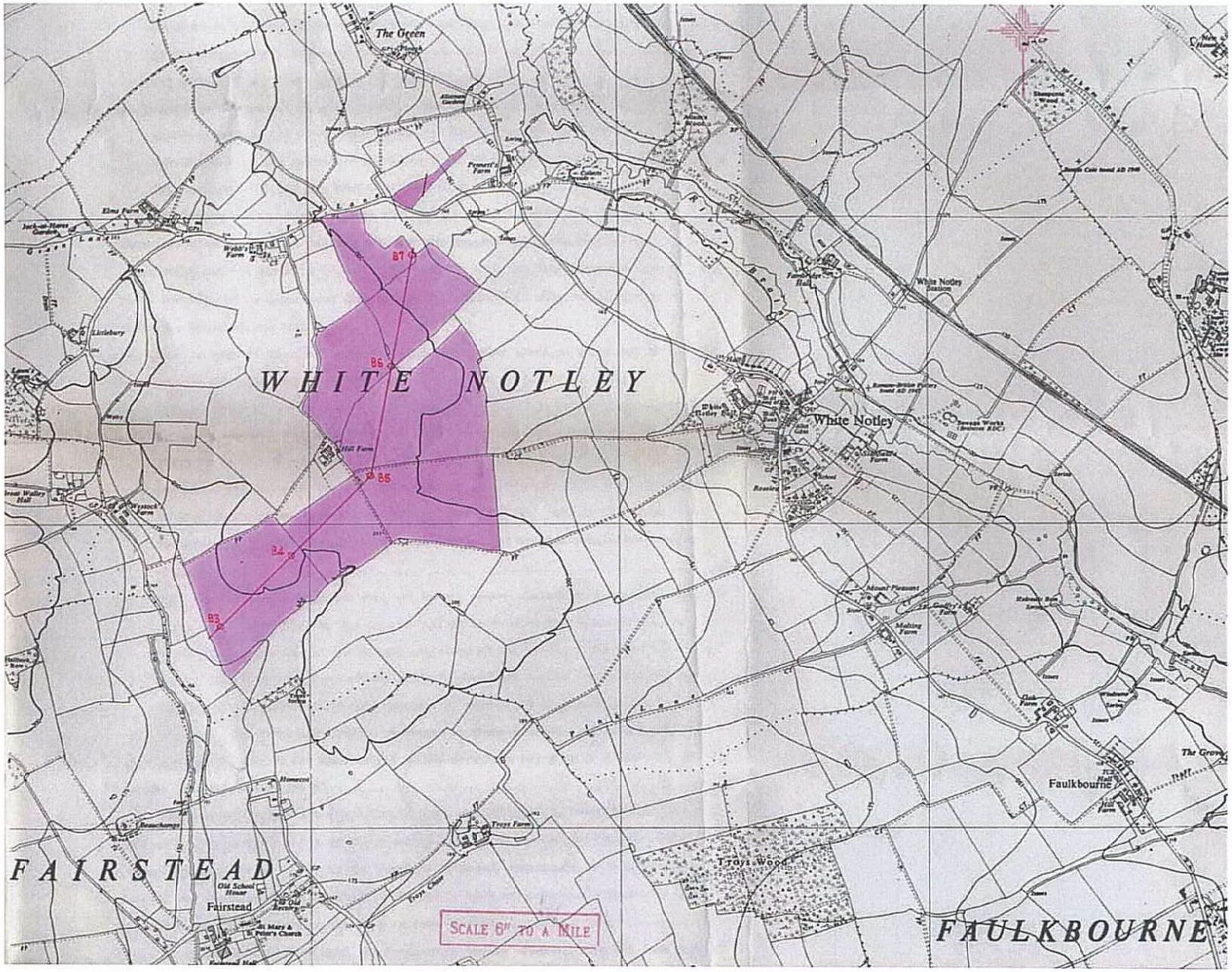
(c) That if required by the Grantors so to do they will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property of the Grantors neat and tidy

(d) That they will keep the Grantors indemnified against all actions which may be brought and all claims and demands which may be made against the Grantors by reason of the default or negligence on the part of the Board in the erection of the electric lines or any failure to repair the same Provided that the Grantors shall as soon as practicable give notice in writing to the Board of any such action or claim brought made or threatened against the Grantors and shall not settle adjust or compromise such action or claim without the consent of the Board

THE expression "the erection of the electric lines" herein used includes the erection retention user maintenance repair renewal inspection and removal of the electric lines

ANY dispute or difference arising under this clause shall be submitted to arbitration in manner provided by the Arbitration Act 1950 or any statutory modification thereof for the time being in force

3. (a) The Board HEREBY FURTHER COVENANTS with the Grantors that if the Grantors shall at any time while this Deed remains effective obtain planning permission under the Town and Country Planning Act 1962 or any statutory modification or re-enactment thereof for the time being in force for the development of the said property hereinbefore described or some part or parts thereof for residential or industrial purposes or for the extraction of minerals the Board will within six months of being served by the Grantors with written notice of the granting of such permission (such notice being accompanied by copies of the permission and of the application for the same together with copies of any plans or specifications referred to therein) pay to the Grantors compensation for any diminution in the value for such purposes of the said property or the part or parts thereof in respect of which planning permission shall have been obtained as aforesaid attributable to the existence of the electric lines upon the said property provided that the Board may deduct from such compensation such part of the consideration money of [redacted]


WHITE NOTLEY
FAIRSTEAD
FAULKBOURNE
White Notley
Faulkbourne
Fairstead
The Green
Troys Wood
87
86
85
84
83
SCALE 6" TO A MILE

paid by the Board to the Grantors on the execution of this Deed and of any compensation previously paid by the Board to the Grantors under this clause as it may be proper to deduct therefrom on the basis that the Grantors shall not be entitled to be compensated by the Board more than once in respect of the same loss

(b) If any dispute or difference shall arise between the Grantors and the Board as to the amount of any compensation payable by the Board to the Grantors under this clause or the amount of any deduction therefrom or as to any other matter or question arising out of the provisions of this clause the same shall be determined upon the reference of either party by the Lands Tribunal under the Lands Tribunal Act 1949 and the Land Compensation Act 1961

4. THE Grantors with intent to bind the said property hereinbefore described into whosesoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines HEREBY COVENANT with the Board that the Grantors and those deriving title under them will at all times hereafter observe and perform the following stipulations that is to say :-

(a) That no part of any dwellinghouse building or other erection which may at any time be upon the said property shall be so constructed or placed as to be within Eighteen feet of the conductors mentioned in the Schedule hereto when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said Schedule and that no tree shrub or underwood which may at any time be planted on the said property shall be allowed to grow so as to be or come when falling within Fifteen feet of the conductors mentioned in the said Schedule when the same are at maximum temperature and/or maximum swing

(b) That the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet at a temperature of One hundred and twenty two degrees Fahrenheit

5. THERE shall be deemed to be incorporated in this Grant covenants by the Grantors with the Board for title and further assurance in respect of the rights and liberties hereinbefore granted to the same effect as the covenants referred to in Section 76(1)(a) of the Law of Property Act 1925

6. THE written Consent dated the Twenty ninth day of July One thousand nine hundred and sixty six to the placing of the electric lines over the property hereinbefore described given to the Board by the Grantors is hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consent

7. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or

value or the aggregate amount or value of the consideration exceeds Five thousand five hundred pounds

IN WITNESS whereof the Grantors have hereunto set their hands and seals and the Board have caused their Common Seal to be hereunto affixed the day and year first before written

THE SCHEDULE before referred to

TWENTY FOUR conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 400,000 volts together with One earth wire and Five towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and towers being or to be erected in the position approximately indicated by a red line and red circles respectively on the said plan attached hereto

SIGNED SEALED AND DELIVERED by the said Jocelyn Frances Adeline Parker in the presence of :-

Jocelyn Parker

P. Bruce.

[redacted]

SIGNED SEALED AND DELIVERED by the said Peter Alexander Bruce in the presence of :-

P.A. Bruce.

G. F. Fuller

[redacted]

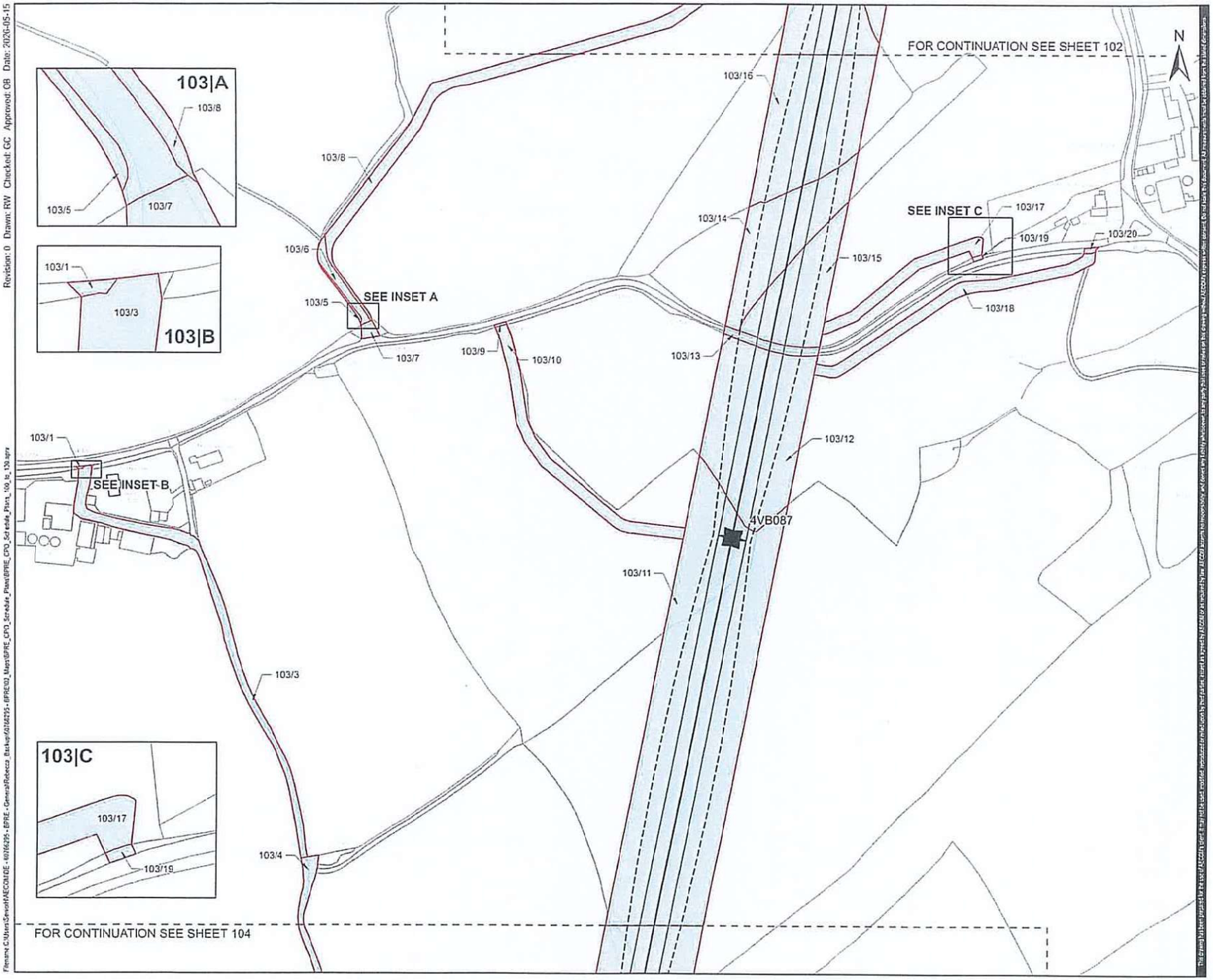
SIGNED SEALED AND DELIVERED by the said George Richard Judd in the presence of :-

G.R. Judd

K. F. Whitby

[redacted]

APPENDIX 2



Revision: 0 Drawn: RW Checked: GC Approved: OB Date: 2020-05-15

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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 103 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

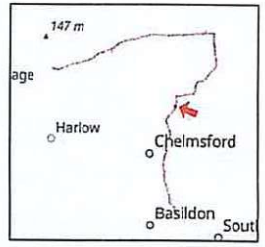
- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Plan produced for National Grid Electricity Transmission (NGET) by AECOM Ltd.



The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

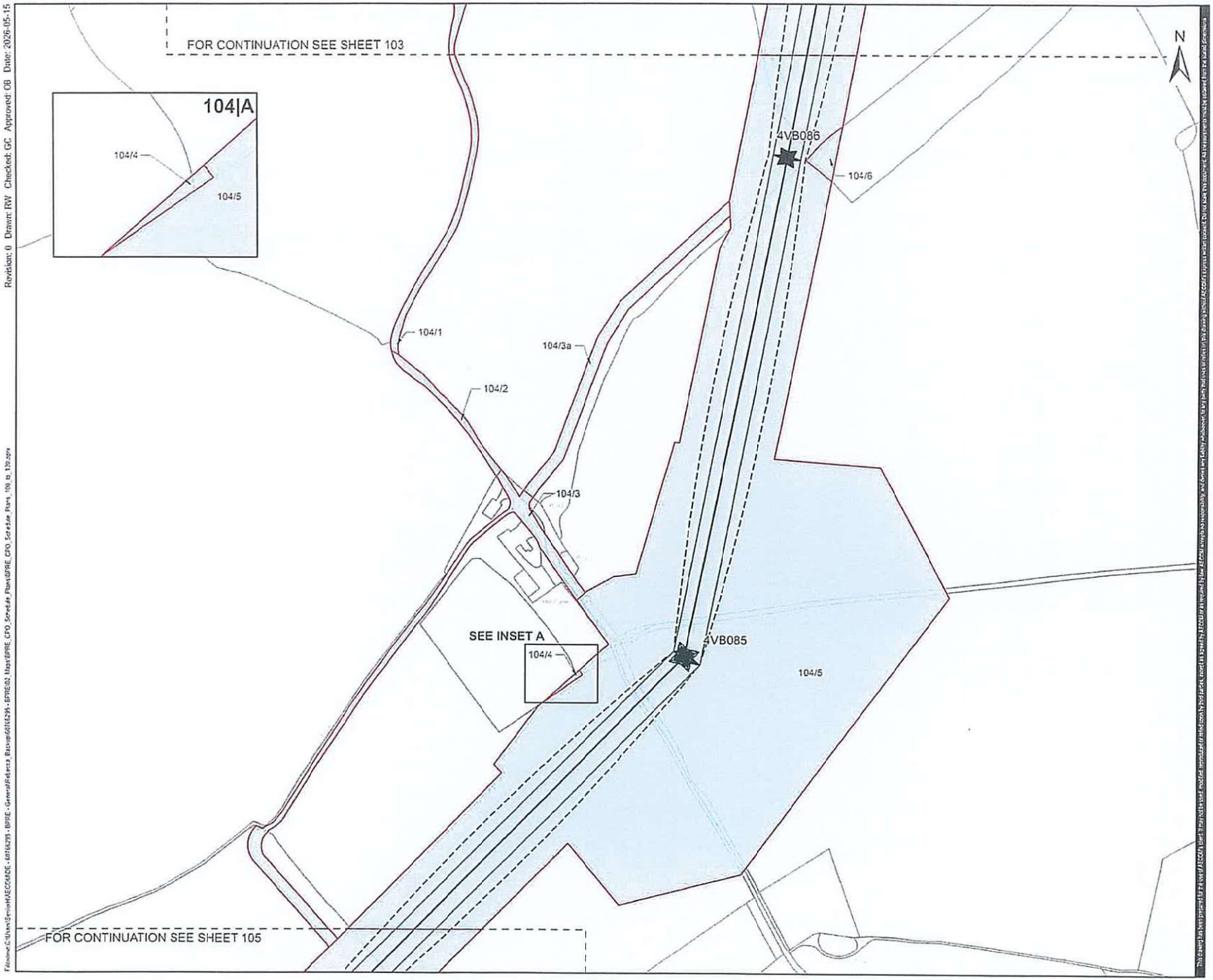
.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated ...21 May 2026

DOCUMENT REFERENCE NGETC920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000104



Revision: 0 Drawn: RW Checked: GC Approved: OB Date: 2026-05-15

CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 104 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

- Tower Point
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0 50 100 m

1:2,500 @ A3

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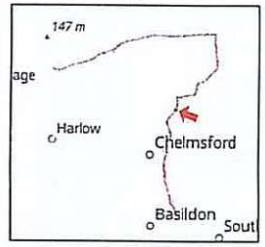
© Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Plan produced for National Grid Electricity Transmission (NGET) by AECOM Ltd.



The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

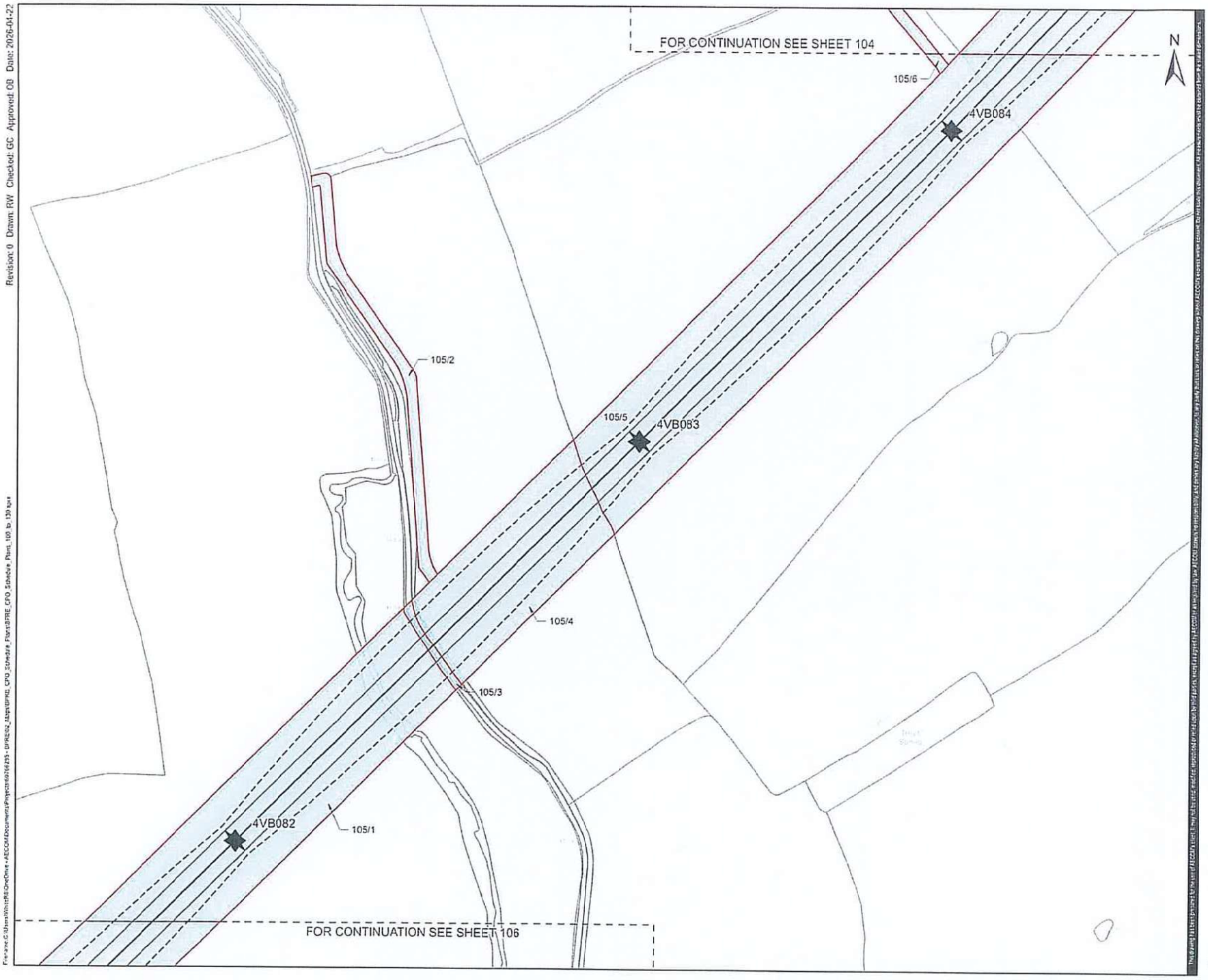
.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13770

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000105



Revision: 0 Drawn: RW Checked: GC Approved: OB Date: 2026-04-22

CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 105 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

- Tower Point
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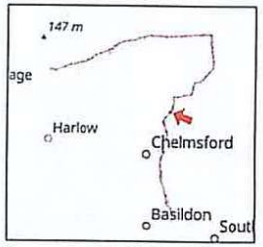
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Plan produced for National Grid Electricity Transmission (NGET) by AECOM Ltd.



The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13420

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000106

APPENDIX 3

Pelham to Rayleigh: Summary of key terms – deed of grant

RIGHTS GRANTED

The landowner will grant the following rights (**Rights**) with full title guarantee for the benefit of NGET and NGET's undertaking for the transmission of electricity (**NGET's Undertaking**):

- With or without vehicles, plant, and equipment to enter and exit the landowner's property (including any part that is highway) (**Landowner's Property**) by any reasonable route to carry out such works as are necessary to erect the Electric Lines and thereafter use, operate, retain, inspect, survey, maintain, repair, alter, renew, replace and remove the Electric Lines and all apparatus and works associated with NGET's Undertaking.

  Electric Lines *are the overhead lines (shown in the positions approximately indicated by [a] solid [red] line[s] on the plan attached, and subject to their maximum swing shown approximately with a dashed red line) for transmitting electricity for the purposes of its or their operations together with an earth wires, fibre optic cables (in connection with the use of NGET's Undertaking only), and the Towers (if any) for supporting the same together with such ancillary equipment and apparatus as may be required by NGET.*

  Towers *are the tower(s) either erected or to be erected in the position(s) approximately indicated by [filled red square(s)] on the plan attached.*

- To construct, install, use and remove such temporary road(s) over the Landowner's Property as NGET may require.

- With or without vehicles, plant, machinery, and equipment at NGET's expense and in a proper and woodmanlike manner to fell, trim, lop, prune, pollard or cut any trees, hedges, bushes and other vegetation on the Landowner's Property and to remove any obstacle from the Landowner's Property which obstructs or interferes with the exercise of the Rights.

- With or without vehicles, plant, machinery, and equipment to enter the Landowner's Property to access any adjoining land in connection with NGET's Undertaking.

- All necessary rights of support for the Electric Lines and Towers.

- To fly a small uncrewed aircraft over the Landowner's Property for the purpose of carrying out surveys, maintenance, alterations, replacements and inspections and any part of the Electric Lines to acquire data during the flight provided that NGET will act in compliance with guidance from the Civil Aviation Authority as may be in place for such use from time to time.

- To enter any part of the Landowner's Property to retrieve and recover any small uncrewed aircraft as referred to above.

- To install, use, alter, divert and remove services and utilities.

NGET'S COVENANTS

- To make good to the reasonable satisfaction of the landowner any damage caused to the Landowner's Property or to any buildings, structures, field drainage, trees, crops, deadstock or livestock on it caused by the exercise of the Rights or if and to the extent that such damage cannot be made good in lieu of making good such damage to reasonably compensate the landowner.

- If required by the landowner, to remove all timber, etc., cut by NGET in accordance with the Rights above.

- To keep the landowner indemnified against all actions, claims and demands (**Claims**) which may be brought or made against the landowner reason of any negligence on the part of NGET or any breach by NGET of its obligations in this Deed. Subject to the landowner:

    - giving NGET written notice of any Claims as soon as reasonably possible after the landowner becomes aware of the same;

    - not admitting liability to any third party, making any offer to settle, settling or compromising any Claims without NGET's consent;

    - taking all reasonable steps to mitigate any liabilities relating to Claims; and

    - keeping NGET informed in relation to the progress of any Claims and paying due regard to NGET's reasonable representations.

    At NGET's discretion, NGET may choose to conduct in the name of the landowner any litigation or other dispute resolution process (as the case may be). The landowner giving NGET such assistance and co-operation as NGET may reasonably require.

LANDOWNER'S (AND IF APPLICABLE TENANT'S) COVENANTS

- Not to do or suffer to be done anything upon the Landowner's Property which may in any way interfere with, damage or cause injury to the Electric Lines or interfere with or obstruct NGET's access thereto or use thereof and the landowner will take all reasonable precautions to prevent such interference, obstruction, damage or injury.

- Not to erect any building, structure, plant or machinery (whether temporary or permanent) (**Structure**) or allow to grow any plant, bush, tree or similar vegetation (**Vegetation**) on the Landowner's Property within 5.3 metres (or greater if required by NGET in the interests of health and safety) of the Electric Lines conductors when they are at a maximum temperature and/or maximum swing.

- Not to erect or store any Structure or allow any Vegetation within a 30 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower bases without NGET's consent. No consent shall be required for any Agricultural Crops up to 1 metre (or greater if required by NGET in the interests of health and safety) save that the landowner may remove any rubbish or debris and mow the grass (if any), so long as there is no contact with any part of the Towers, up to and including the land under the Towers.

    Agricultural Crops *are a plant that is grown by the practice of farming and harvested for subsistence as a food for human consumption or feed for animal consumption or for profit as a fibre, oil, ornamental or industrial crop.*

- Not to store or place within a 15 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower base(s) any goods or materials whatsoever without NGET's consent.

- Not to raise the level of the surface of the Landowner's Property so as to make the distance between the level of the ground and the lowest of the Electric Lines at any point of the span less than 8.1 metres (or greater if required by NGET in the interests of health and safety).

- Not to carry out any works or excavations which may endanger the stability, safety and integrity of the Electric Lines.

- To provide such information as NGET reasonably requires in connection with the tenants and occupiers of the Landowner's Property to facilitate the exercise of the Rights.

- If there is a breach of the obligations above, NGET may give the landowner written notice and require them to take all steps necessary to rectify the breach within 21 days of such notice. If the landowner fails to comply NGET may enter the Landowner's Property and carry out works to rectify the breach at the cost of the landowner.

** Where NGET's consent is required, such consent is not to be unreasonably withheld or delayed and may be granted subject to reasonable conditions.*

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

The Faulkbourne Estate
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear The Faulkbourne Estate,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 15 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

The Swan Trust
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear The Swan Trust,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 15 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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Energy Development,
Department for Energy Security & Net Zero,
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London,
SW1A 2AW

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

The Jonathan Parker Will Trust
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear The Jonathan Parker Will Trust,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 15 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

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Energy Infrastructure Delivery,
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Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OFFICIAL

OBJ 10- Richard Robert Browning

[redacted]

Subject: Objection to CPO

Dear Mr McKenna,

The National Grid Electricity Transmission PLC (Pelham to Rayleigh overhead line Reinforcement) Compulsory Purchase Order 2026 ("the Order")

I write as owner of the land surrounding Tower 4YLA023-PiL 567 -EX694009, Plot No 80/4, 80/8, 81/5, 81/12. I would like to object to the National Grid intention to compulsory purchase an easement over this land.

National Grid currently have a wayleave which has sufficed quite adequately, we as land owners have never obstructed NG access for work or inspection to their apparatus and we have been adequately compensated for disruption to our business on those occasions.

This balance will change irrevocably with an easement and it will allow the National Grid to gain access to our land, restrict our business without any or adequate compensation. This is wholly wrong.

Yours Sincerely

Richard Browning

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Richard Robert Browning
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Richard Robert Browning,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 16 June 2026 and subsequent meeting on 16 July. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you

We have taken away several points for further discussion with the wider team and will come back to you in due course, as agreed during the meeting. We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to:

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London. SW1A 2AW

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 11- Hanson Quarry Products Europe Limited

Whirledge &Nott

Chelmsford Office

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London. SW1A 2EG

FAO: John McKenna,
By Email: John.McKenna@energysecurity.gov.uk

Our Ref: CP6384c
Date: 12th June 2026

Dear Sir

THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026

I write regarding the above Order on behalf of Hanson Quarry Products Europe Ltd and its associated property interests. The company owns and occupies land at Bulls Lodge, Chelmsford, Essex, which is affected by this application. The affected land parcels, subject to verification, are understood to include:

- 115/1 – 115/2
- 116/1 – 116/3
- 117/1 – 117/18
- 118/1 – 118/4

My client **Objects** to the Compulsory Purchase Order.

To date, National Grid and its agent, Savills, have failed to engage meaningfully and have put forward only inadequate proposals. Although engagement began in 2024, it is only recently that my colleagues, together with other agents, have secured a meeting with National Grid and Savills on Tuesday 16 June to discuss the project, including the nature and scope of the works, access requirements, and programme. While it is hoped that this meeting will lead to progress, there is insufficient time for proper engagement before the objection deadline.

My client objects to the Compulsory Purchase Order on the following grounds:

1. **Lack of meaningful engagement** – No substantive attempt has been made to conclude a private treaty agreement. Without meaningful engagement, my client cannot assess the impact of the proposals on its property.

2. **Existing apparatus and rights** – The apparatus is already in situ and, in my client's case, is governed by existing agreements that do not require renewal or variation.

3. **Delay in providing information** – National Grid supplied the correct documentation only within the past week, despite initial requests made in spring 2024.

4. **Unclear impact on the land** – The application does not clearly identify the nature or extent of the restrictions that may be imposed on the land.

5. **Excessive access proposals** – Certain proposed access routes appear disproportionate to the rights sought.

Without meaningful engagement, my client cannot fully assess the extent of National Grid's requirements or the implications for existing land use, occupational interests, future mineral extraction, and potential development.

For the reasons set out above, my client must maintain its objection at this stage.

My client reserves the right to expand upon or amend this objection as further information becomes available.

Yours faithfully

Paul F Walker

Paul Walker BSc (Hons) MRICS FAAV
Director
[redacted]
Chelmsford Office

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Hanson Quarry Products Europe Limited
Arena Court
Crown Lane
Maidenhead
SL6 8QZ

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Hanson Quarry Products Europe Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 12 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We note your comments regarding the sufficiency of the rights sought and welcome the opportunity to discuss these matters further.

National Grid has ensured that relevant project documentation has been made available to affected partiesas part of its ongoing engagement strategy. Following notification that you had appointed an agent to acton your behalf, all relevant documentation was provided to them once confirmation of their instruction hadbeen received.

National Grid does not agree that it has failed either to understand the impact of the Project on affected landowners or to provide sufficient information regarding its effects. Throughout the development of the Project, National Grid has undertaken detailed land referencing, site assessments, engineering design work, and engagement with affected landowners to identify the rights required and understand the potential impacts on individual landholdings. This process has been informed by Land Information

Questionnaires, meetings, correspondence, site-specific information, and ongoing refinement of the Project design.

The rights sought under the Order have been carefully identified and are limited to those considered necessary for the construction, operation, maintenance, and protection of the Project. The Order seeks the acquisition of new rights only, rather than freehold acquisition, and the extent of the Order Land has been reviewed and refined throughout the Project's development to ensure that it remains proportionate and justified.

Whilst certain construction details may continue to be refined during the detailed design phase, sufficient information has been provided to explain the nature of the Project, the rights required, and the activities anticipated to take place. The compulsory purchase process does not require every aspect of the construction methodology to be finalised before an Order is made.

National Grid remains committed to working collaboratively with affected landowners to understand site-specific concerns, minimise impacts where reasonably practicable, and agree appropriate access arrangements and mitigation measures wherever possible.

In relation to access considerations, OTW has assessed the suitability of the access routes identified by National Grid and Savills and has reviewed alternative options where requested. However, the assessmentof land rights, access requirements and landowner impacts has been led by National Grid Lands and Savills, with OTW providing support where appropriate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 12- Michael Goodbody and Susannah Goodbody

THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026 ("the Order").

OBJECTION TO CONFIRMATION OF THE ORDER BY CAMBRIDGE LAND CONSULTANTS SURVEYORS LTD ON BEHALF OF MICHAEL IVAN ANDREW GOODBODY AND SUSANNAH ELIZABETH GOODBODY ("the Objector").

The Objector owns a substantial residential property, known as [redacted] which extends to approximately 7.79 hectares (19.25 acres) of gardens and grazing land in one holding. This property is affected by the Order relating to the Pelham to Rayleigh Overhead Line Reinforcement Project ("the Project"). The land parcels within the property boundaries forming part of the Project are listed in the Order as parcels **60/6, 60/8, 60/10 and 60/11**.

The Objector does not object to the continued operation of the existing overhead electricity transmission line crossing the property. Nor does the Objector object in principle to reasonable maintenance, inspection, repair, renewal and upgrading works required for the operation of the electricity transmission network.

The objection concerns the necessity, proportionality and extent of the permanent rights sought by National Grid.

The Objector reserves the right to expand upon, amend or supplement these grounds of objection and to submit further evidence in support of them should additional information become available or should the matter proceed to examination, hearing, inquiry or any subsequent stage of the confirmation process.

The Objector submits that National Grid has failed to demonstrate a compelling case in the public interest for the acquisition of the extensive permanent rights proposed over the Objector's land.

1. **NATIONAL GRID HAS NOT DEMONSTRATED THAT THE EXISTING EASEMENT IS INADEQUATE**

The majority of the existing transmission line crossing the Objector's land is already protected by a deed of easement granted in 1966.

That easement grants National Grid extensive rights including rights to:

(a) retain and use the electricity line and associated works;

(b) maintain, repair, renew, inspect and remove the line;

(c) enter the land from time to time with vehicles, plant and equipment;

(d) fell and lop trees interfering with the line; and

(e) exercise those rights on a continuing basis.

The easement also provides protection in respect of damage caused through the exercise of those rights.

The proposed scheme is not the construction of a new transmission line. National Grid's own Statement of Reasons confirms that the Project comprises reconductoring of an existing line using existing towers on an existing route.

In those circumstances, the fundamental question is why the substantial rights already available under the existing easement are insufficient.

The Statement of Reasons does not identify with precision which rights required for the Project are unavailable under the existing easement.

Nor does it explain why rights that expressly include maintenance, repair, renewal, inspection, access and vegetation management are inadequate to facilitate a reconductoring project on an existing line.

The Objector submits that National Grid has failed to demonstrate why the acquisition of additional permanent rights is necessary.

2. THE PREVIOUS RECONDUCTORING OF THE ADJOINING CIRCUIT UNDERMINES THE CASE FOR ADDITIONAL RIGHTS

The Objector understands that the second circuit of the same transmission line has already been reconductored.

That work appears to have been undertaken without the acquisition of compulsory rights of the nature now sought.

The existence of that earlier reconductoring exercise gives rise to an obvious question.

If the existing easement rights and statutory powers were sufficient to facilitate the reconductoring of one circuit, why are they no longer sufficient to facilitate reconductoring of the remaining circuit?

The Statement of Reasons does not explain what material change has occurred that now makes the acquisition of extensive additional permanent rights necessary over the Objectors land parcels.

The Objector submits that this omission materially weakens National Grid's case on necessity in respect of the Objector's affected land parcels.

3. NATIONAL GRID HAS FAILED TO EXPLAIN WHY EXISTING STATUTORY POWERS AND THE NECESSARY WAYLEAVE REGIME ARE INSUFFICIENT

The only part of the line not already benefiting from the existing easement is a limited section where conductors could oversail the land if sufficient wind caused them to swing over the boundary.

There is no tower located within that area and no substantial operational infrastructure situated there. The infrastructure is located on neighbouring land.

The Objector is concerned that National Grid has not explained why compulsory acquisition of extensive permanent rights is necessary in relation to this limited section.

Parliament has already provided a statutory framework governing the continued presence and operation of electricity infrastructure where consensual rights do not exist.

That framework includes statutory powers available to electricity undertakers under the Electricity Act 1989 together with the Necessary Wayleave regime.

The Necessary Wayleave regime exists specifically to strike a proportionate balance between the interests of landowners and the operational requirements of electricity undertakers.

Where a line is necessary and expedient, the statutory regime already provides substantial security for the electricity undertaker and protects the continued operation of the network.

Historically, Necessary Wayleaves have provided long-term security of tenure and have been of a term regarded as an appropriate balance between competing interests. In addition, consultations and outcomes have now confirmed a new default duration increase from 15 years to 40 years, further demonstrating that substantial long-term operational certainty can be achieved without the compulsory acquisition of perpetual easement rights.

National Grid has not explained why those statutory mechanisms are inadequate in this case.

Nor has it explained why the compulsory acquisition of perpetual rights is necessary when Parliament has already provided alternative mechanisms capable of securing the continued operation, maintenance and renewal of the line.

4. THE RIGHTS SOUGHT GO FAR BEYOND THE REQUIREMENTS OF THE PROJECT

The current Project is a defined reconductoring scheme.

However, the rights sought are not confined to that scheme.

The rights are permanent rights capable of being exercised indefinitely for future maintenance, repair, renewal, replacement, upgrading and decommissioning activities.

The rights sought include powers to:

(a) store and stockpile materials, plant and equipment;

(b) construct and use access roads;

(c) undertake engineering and drainage works;

(d) erect hoardings;

(e) install welfare facilities;

(f) install portable offices and cabins;

(g) install generators;

(h) install security infrastructure;

(i) park vehicles; and

(j) impose restrictions on the future use of land.

Many of these powers are inherently temporary construction powers.

National Grid has not demonstrated why powers of this nature should be acquired permanently rather than, where necessary, being exercised through temporary rights associated with the delivery of the current Project.

The Objector is concerned that rights required for a specific construction project are being converted into permanent rights capable of being exercised indefinitely in connection with presently unknown future schemes.

5. NATIONAL GRID HAS NOT DEMONSTRATED THAT THE RIGHTS SOUGHT ARE THE MINIMUM RIGHTS NECESSARY

The Secretary of State's guidance requires compulsory acquisition powers to be exercised only where there is a compelling case in the public interest and where the interference with private property rights is proportionate.

National Grid states that it has adopted a proportionate approach by seeking rights rather than freehold acquisition.

However, the relevant issue is not whether rights have been sought instead of ownership.

The relevant issue is whether the rights sought are the minimum rights reasonably required.

The rights package appears to comprise a broad standardised suite of rights applied across categories of land rather than a plot-specific assessment of the rights genuinely required for individual parcels.

National Grid has not demonstrated:

(a) which rights are required for the current Project;

(b) which rights are required permanently;

(c) which rights are not already available under the existing easement;

(d) why temporary rights would be insufficient where construction activities are concerned; or

(e) why existing statutory mechanisms are inadequate in respect of the limited non-easement line section.

The Objector submits that National Grid has therefore failed to demonstrate that the rights sought represent the minimum rights necessary in respect of their specific land parcels.

That concern is compounded by the limited progress of voluntary negotiations and the apparent failure to explore with the Objector whether a more tailored and proportionate package of rights could be agreed.

6. NATIONAL GRID HAS FAILED TO ENGAGE MEANINGFULLY IN VOLUNTARY NEGOTIATIONS

Compulsory acquisition powers should ordinarily be exercised only where reasonable efforts to reach agreement have been conducted.

The Objector has at all times been willing to engage constructively with National Grid with a view to exploring a mutually acceptable agreement and avoiding the need for compulsory acquisition.

However, despite that willingness, progress through voluntary negotiations has been extremely limited.

In recent months, documented attempts to engage with National Grid's representatives have been met with slow responses, limited engagement or, in some instances, no substantive response to emails or attempts to reach by telephone.

It is noted that such chasing eventually prompted indications that further instructions would be sought from National Grid. However, despite those last minute indications, no substantive written information with regards to a potential agreement has been received to date.

The Objector is concerned that National Grid has not actively progressed negotiations in a meaningful way and has not adequately explored whether agreement could be reached in relation to the specific rights sought.

This is particularly significant given the Objector's willingness to engage, the existence of substantial historic easement rights affecting the majority of the land, the limited extent of land not already subject to easement rights, and the availability of alternative statutory mechanisms in respect of that limited area.

The Objector submits that National Grid has not demonstrated that all reasonable steps have been taken to secure the necessary rights by agreement before seeking to rely upon compulsory acquisition powers.

7. FUTURE EXERCISE OF THE RIGHTS HAS NOT BEEN ADEQUATELY JUSTIFIED

The rights sought are intended to endure indefinitely.

They are capable of supporting not only the current reconductoring project but also future maintenance programmes, future replacement works, future renewal schemes and future upgrading projects that are presently unidentified.

The Objector is concerned that National Grid has not adequately explained the consequences of acquiring such extensive rights for unknown future purposes.

The Statement of Reasons contains little explanation of:

(a) how future exercises of those rights have been considered in the proportionality assessment;

(b) why perpetual rights are required rather than reliance upon existing rights and statutory mechanisms;

(c) the extent to which future owners will be protected when those rights are exercised for major future projects; and

(d) how the long-term impact of those rights has been assessed.

The Objector submits that National Grid seeks rights of a breadth that extends significantly beyond the impacts assessed for the current Project.

CONCLUSION

The Objector does not oppose the continued operation of the transmission network and does not oppose reasonable rights genuinely required for the maintenance and operation of the existing line.

However, National Grid has failed to demonstrate a compelling case for the acquisition of the extensive permanent rights sought over the Objector's land.

In particular:

(a) substantial easement rights already exist over the majority of the affected land;

(b) those rights already include maintenance, repair, renewal, inspection, access, vehicle, plant and vegetation management rights;

(c) the Project concerns reconductoring of an existing line on an existing route using existing towers;

(d) one circuit has already been reconductored without the acquisition of equivalent compulsory rights;

(e) the only non-easement area comprises a limited section of conductor oversail;

(f) National Grid has not explained why existing statutory powers and the Necessary Wayleave regime are inadequate in relation to that area;

(g) the rights sought extend materially beyond what appears necessary for the purposes of the Project; and

(h) National Grid has not demonstrated that it has exhausted reasonable opportunities to secure an appropriately tailored agreement by voluntary negotiation.

For those reasons, the Objector respectfully requests that the Secretary of State declines to confirm the Order insofar as it affects the Objector's interests, or alternatively requires National Grid to substantially reduce and tailor the rights sought so that they are limited to those rights that are demonstrably necessary and proportionate for the purposes of the Project.

The Objector remains willing to engage constructively with National Grid with a view to agreeing a more limited and proportionate package of rights by agreement and encourages National Grid to conduct meaningful negotiations for that purpose without further delay.

Benjamin Michael Lenton BSc (Hons) MRICS FAAV

Director of CAMBRIDGE LAND CONSULTANTS SURVEYORS LTD for and on behalf of the Objector.

Cambridge Land Consultants Surveyors Ltd, B2 Dales Brewery Offices, Gwydir Street, Cambridge, CB1 2LJ.

17 June 2026

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Michael Goodbody and Susannah Goodbody
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Michael Goodbody and Susannah Goodbody,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. NGET has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

It is our hope that the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 13- John Strutt

[redacted]

Subject: Objection to the Pelham to Rayleigh Overhead Line Reinforcement Compulsory Purchase Order

Dear Mr McKenna,

I object to the proposed Compulsory Purchase Order affecting my land and property interests in connection with the Pelham to Rayleigh Overhead Line Reinforcement Scheme.

This objection is submitted without prejudice to ongoing discussions and reserves the right to provide further representations should additional information become available.

The grounds of objection are as follows.

Existing Rights and Necessity of Compulsory Acquisition

The transmission apparatus has been present on the land for many years pursuant to existing rights, under which it has been erected, retained, used, maintained, repaired, renewed and operated without material difficulty.

I am not satisfied that National Grid has demonstrated why those existing rights are insufficient, or why substantially wider permanent rights are required. It is not clear why the matter cannot be addressed through voluntary agreement, and no Heads of Terms have been provided.

Comparison Between Existing and Proposed Rights

The rights sought appear materially broader than those currently exercised. They may include construction compounds, temporary works, storage of materials, welfare facilities, temporary access routes, drainage and dewatering works, oversailing rights, and airspace rights.

In addition, the rights may permit access to adjoining land via the affected land for the purposes of undertaking works beyond my property.
The necessity and proportionality of these additional rights has not been adequately explained.

Lack of Engagement and Information

There has been insufficient engagement and limited provision of information regarding the practical implications of the proposed rights. In particular, insufficient detail has been provided to enable me to properly assess the extent of restrictions that may arise or their effect on current and future land use.

Proportionality

The rights sought appear broader than reasonably required for operational purposes. It is unclear why less intrusive rights would not be sufficient.

Uncertainty Regarding Restrictions

The Application does not clearly identify the restrictions that will apply to the land, preventing proper assessment of impact.

The proposed rights may affect crossing rights, future utility corridors, access arrangements, drainage infrastructure, excavation activities, construction works, and future development potential.

Access to Adjoining Land and Construction Activity

I am concerned that the rights sought may permit my land to be used as a base for works not limited to my property, including access to adjoining land and associated storage of materials, plant and welfare facilities. This could result in disruption extending beyond what is reasonably necessary.

Strategic Development Impact (including Longfield Solar)

The affected land forms part of a wider area with existing and potential renewable energy, mineral extraction, battery, data centre and other strategic infrastructure opportunities, including Longfield Solar Farm and associated development proposals.

The acquisition of permanent rights may materially affect the feasibility, value, and delivery of these opportunities. These impacts have not been adequately assessed.

Compensation and Valuation

Given the strategic nature of the affected land and its existing and potential uses, I am not satisfied that the Application adequately considers the potential compensation implications arising from restrictions on future use, severance, injurious affection or the sterilisation of development, infrastructure, renewable energy or mineral opportunities.

Stocks Road and Estate Connectivity

The proposed rights may affect future east-west connectivity across the Estate, including potential access routes, strategic road alignments, and utility corridors. The implications for long-term estate planning have not been adequately addressed.

Severance and Injurious Affection

The proposed rights may result in severance and injurious affection to retained land, including impacts on access, development value, flexibility, and future infrastructure planning.

Minerals and Extraction

The Application does not adequately address the potential impact on mineral extraction, including restrictions on excavation depth, stockpiling, processing operations, and associated activities.

Drainage and Operational Impact

Construction activities, temporary roads and compounds may adversely affect drainage systems, field accesses, crossings and overall operational efficiency.

Future Infrastructure and Utilities

The Application does not adequately assess potential impacts on future infrastructure, including utilities, drainage, telecommunications, access infrastructure and grid-related development.

Reservation of Rights

I reserve the right to provide further evidence, amend these grounds of objection and expand upon them at any inquiry, hearing or examination relating to the proposed Order.

Yours sincerely,

John Strutt

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

John Strutt
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear John Strutt,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments regarding the sufficiency of the rights sought and welcome the opportunity to discuss these matters further.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid Electricity Transmission plc (NGET) is adopting a proportionate approach to compulsory acquisition. Rather than seeking to acquire freehold interests in the Order Land, NGET is seeking only those rights that are necessary to construct, operate, inspect, maintain, repair and renew the existing transmission infrastructure. The Project ensures that the asset remains fit for purpose throughout its operational life whilst minimising interference with private land interests.

The Project comprises the upgrading of an existing overhead electricity transmission line through reconductoring and does not involve the construction of a new transmission route. By reusing the existing towers and alignment, the Project avoids the substantial additional land take, environmental effects and impacts on third-party interests that would arise from constructing new infrastructure. Access requirements are limited to defined construction periods, and the upgraded asset will require less intrusive intervention over its operational life.

As set out in the Statement of Reasons, NGET considered a range of alternatives. A "do nothing" option was not considered a realistic alternative given the identified need for the Project and the wider national energy objectives it supports. Reconductoring was identified as the preferred solution as it delivers the required network benefits in an effective and proportionate manner whilst minimising impacts on landowners and occupiers. OTW's involvement has been limited to the assessment of access routes identified by National Grid and Savills together with the review of alternatives where requested by the National Grid Lands Team and Savills.

Matters relating to the extent of rights sought, the compulsory acquisition case and the land rights strategy are therefore more appropriately addressed by National Grid and Savills, with OTW providing technical support where required.

National Grid acknowledges the Objector's concerns regarding the potential impact of the proposed rights on future development proposals, estate connectivity, strategic access routes and utility corridors. However, the Order relates to an existing transmission asset and seeks only the acquisition of rights necessary to secure its continued operation and maintenance. The Order Land has been subject to ongoing review throughout the design process to ensure that only the minimum land and rights reasonably required for the Project have been included.

National Grid does not consider that the rights sought will give rise to unnecessary prejudice to the future management or development of the Estate. Existing electricity transmission infrastructure is a longstanding constraint that must be taken into account when considering future development proposals. Landowners, developers and planning authorities should therefore ensure that future schemes are designed to accommodate and protect the safe operation and maintenance of the existing network.

National Grid remains willing to consider reasonable amendments to access arrangements where operationally feasible and would welcome the opportunity to review any specific development proposals that the Objector considers may be affected by the proposed rights. Continued engagement may assist in identifying opportunities to minimise impacts whilst ensuring the Project can be delivered safely and efficiently.

National Grid also acknowledges the Objector's concerns regarding severance, injurious affection, disturbance and potential financial loss. The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Any compensation payable will be assessed in accordance with the Compensation Code and the relevant statutory provisions, having regard to the individual circumstances and evidence supporting each claim.

Claims for the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses will be considered on their individual merits and assessed at the appropriate valuation date. Reasonable professional fees incurred in connection with the acquisition of rights may also be recoverable in accordance with National Grid's published policies and the applicable compensation framework.

National Grid has sought, and will continue to seek, to secure the necessary rights by agreement wherever possible. However, NGET remains satisfied that there is a compelling case in the public interest for the acquisition of the rights sought and that the extent of those rights is both necessary and proportionate to facilitate the delivery of the Project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 14- J Donald & Son

[redacted]

Subject: Objection: Pelham to Rayleigh Overhead Line Reinforcement CPO dated 21 May 2026 (The Order) (Donald) **J6911**

Dear Sir,

I am writing on behalf of our clients, J Donald & Son of [redacted] to object to the proposals set out in the above Compulsory Purchase Order.

For the avoidance of doubt, my clients do not object to the reinforcement itself.

National Grid already holds rights over the land affected by the Order by way of a wayleave and our clients are, subject to agreeing terms, willing to enter into an easement which sets out the rights reasonably required.

National Grid says it has assessed existing agreements against “sufficiency criteria”, but those criteria do not appear to have been provided. Without seeing that evidence, affected landowners cannot understand whether the Order is truly necessary in each case, or whether it goes further than required.

There is also concern that some of the rights being sought are too wide. For example, rights relating to construction compounds, offices, parking, welfare facilities, generators and other temporary works should be clearly limited to what is needed for this specific project and for a defined period. As currently framed, some rights appear capable of lasting much longer or being used more broadly than landowners would reasonably expect. Compulsory rights should be tightly drawn, practical and directly connected to the works, rather than creating open-ended powers over private land.

Before compulsory powers are confirmed, there should be proper evidence, transparent explanation, and meaningful attempts to agree voluntary arrangements wherever possible. The objection is therefore not to the grid upgrade itself, but to the breadth of the Order, the lack of clear justification for the rights sought, and the need for fair, proportionate engagement with affected landowners.

Best wishes

Hugo

Hugo Richardson BSc (Hons) PGDip Surv MRICS
RICS Registered Valuer
Partner, Weldon Beesly LLP

WeldonBeesly

Address: 100 South Street, Bishop's Stortford, Hertfordshire CM23 3BG
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Visit our website for latest news and rural property information.

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1-3 Strand
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5 August 2026

J Donald & Son
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Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
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IP32 7AR

Dear J Donald & Son,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments regarding the sufficiency of the rights sought and welcome the opportunity to discuss these matters further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 15- Michael Watson & Ian Watson

[redacted]

Subject: Objection: Pelham to Rayleigh Overhead Line Reinforcement CPO dated 21 May 2026 (The Order) (Watson) **J6519**

Dear Sir,

I am writing on behalf of our clients, Michael and Ian Watson of [redacted] to object to the proposals set out in the above Compulsory Purchase Order.

For the avoidance of doubt, my clients do not object to the reinforcement itself and have always sought to work practically and pragmatically with National Grid.

My clients are particularly concerned about the creation of Parcel 2/2a (Construction and operational access rights over approximately 6222 square metres of agricultural land, north of Maggots End Road, Mauden, Bishop's Stortford and overhead cables) which seems entirely unnecessary when Parcel 2/2 (Construction and

operational access rights over approximately 2305 square metres of agricultural land, private track and public rights of way (BR/HCC26/24, BR/57/5 & BR/39/39), north of Maggots End Road, Mauden, Bishop's Stortford and overhead cables) already enables access from the cable route to the public highway. This could cause material harm to our client's land and we can see no reasonable justification for these additional rights.

National Grid already holds rights over the land affected by the Order by way of an easement. If those existing rights already allow pylons, lines or access for renewal and maintenance, it is not clear why further compulsory rights are needed. National Grid says it has assessed existing agreements against "sufficiency criteria", but those criteria do not appear to have been provided. Without seeing that evidence, affected landowners cannot understand whether the Order is truly necessary in each case, or whether it goes further than required.

There is also concern that some of the rights being sought are too wide. For example, rights relating to construction compounds, offices, parking, welfare facilities, generators and other temporary works should be clearly limited to what is needed for this specific project and for a defined period. As currently framed, some rights appear capable of lasting much longer or being used more broadly than landowners would reasonably expect. Compulsory rights should be tightly drawn, practical and directly connected to the works, rather than creating open-ended powers over private land.

Before compulsory powers are confirmed, there should be proper evidence, transparent explanation, and meaningful attempts to agree voluntary arrangements wherever possible. The objection is therefore not to the grid upgrade itself, but to the breadth of the Order, the lack of clear justification for the rights sought, and the need for fair, proportionate engagement with affected landowners.

Best wishes

Hugo

Hugo Richardson BSc (Hons) PGDip Surv MRICS
RICS Registered Valuer
Partner, Weldon Beesly LLP

WeldonBeesly

Address: 100 South Street, Bishop's Stortford, Hertfordshire CM23 3BG
[redacted]
W: www.weldonbeesly.com
Visit our website for latest news and rural property information.

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1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Michael Watson and Ian Watson
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Michael Watson and Ian Watson,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026, and subsquent meeting on 16 July. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

OBJ 16- Amanda French, Peter French and Richard French

IN THE MATTER OF THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026

STATEMENT OF OBJECTIONS ON BEHALF OF AMANDA JANE FRENCH, PETER JOHN FRENCH AND RICHARD ALAN FRENCH

To the Secretary of State for Energy Security and Net Zero c/o The Department for Energy Security and Net Zero, Electricity Networks Planning, Consenting and Communities, 3 Whitehall Place, London SW1A 2EG (e-mail: John.McKenna@energysecurity.gov.uk).

These are the objections of Amanda Jane French, Peter John French and Richard Alan French (together "the Objectors") to the National Grid Electricity Transmission Plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 ("the Order") made by National Grid Electricity Transmission Plc ("NGET") on 21 May 2026. The address for correspondence relating to this statement of objections is c/o Landreeve Ltd, Communications House, University Court, Staffordshire Technology Park, Stafford ST18 0ES (e-mail: [redacted].

BACKGROUND AND INTEREST OF THE OBJECTORS

The Objectors are the freehold owners of the land comprised in HM Land Registry title numbers [redacted] and [redacted] being land on the [redacted]

[redacted] (the "Land"). The Land is subject to an option agreement for residential development pursuant to which Scott Residential Ltd has the right to acquire the Land as buyer and M Scott Properties Ltd acts as promoter in relation to the proposed development (the "Option"). The Land is currently agricultural but is not being farmed, and it now benefits from planning permission for residential development granted on appeal in May 2026.

In the planning process NGET did not raise any objection as a consultee to the grant of planning permission itself, but by letter dated 8 November 2025 to Braintree District Council NGET requested that it be consulted during the discharge of Condition 9 (surface water drainage) so that the final drainage design could take account of its operational requirements and safety protocols.

The Order land acquisition plans show that NGET seeks to acquire new rights over plots 100/3, 100/4, 100/5, 100/6, 101/13, 101/17 and 101/18 (the "Plots"), which overlap with the Land. The Engagement Log appended to the Statement of Reasons also refers to plots 68/8 and 69/1, and to a land interest held by Matthew Benjamin Blackwell, as land in respect of which meetings are said to have taken place with the Objectors' development partners. That is incorrect. In addition, Amanda Jane French is wrongly identified in the sealed Order as a joint owner of plots 68/8 and 69/1 with Matthew Benjamin Blackwell; she has no knowledge of that individual and no such joint ownership exists.

OBJECTIONS TO THE ORDER

1. No compelling case in the public interest demonstrated

Paragraph 12.3 of the *Guidance on the Compulsory Purchase Process* issued by the Ministry of Housing, Communities & Local Government (January 2025) ("the Guidance") provides that a compulsory purchase order should only be made where there is a compelling case in the public interest and where reasonable efforts have been made to acquire the necessary land and rights by agreement. NGET expressly relies on that test in its Statement of Reasons (paragraphs 1.4, 10.1.8, 10.1.14 and 11.5).

The existence of a general policy case for network reinforcement does not establish a compelling case for the acquisition of the particular rights sought over the Land. That requires a separate, plot-specific justification. NGET describes the Project as limited to reconductoring an existing overhead line on its current alignment, with no new supports, circuits or route changes. It has not demonstrated why the acquisition of rights over the Land is necessary in order to deliver that Project. The statutory test is therefore not met.

The Land benefits from planning permission for residential development. The Guidance requires the confirming authority to take a balanced view between the acquiring authority's objectives, the interests of those affected, and the wider public interest. NGET has not explained how it is in the public interest to impede or delay the implementation of a consented residential scheme by acquiring rights over the Land. In the absence of any clear justification for the necessity of those rights, a general public benefit in reinforcing the network cannot justify interference with an otherwise deliverable and much-needed housing development.

2. Over-sterilisation of land and lack of technical justification

Against NGET's own description of the Project as reconductoring an existing line on the existing alignment, with no new supports or circuits, the

extent of land which it seeks effectively to sterilise is excessive. Both the horizontal and vertical limits go materially beyond what is reasonably necessary to maintain statutory safety clearances and to carry out reconductoring works.

In particular, the rights sought would create a wide zone within which development would be precluded or severely constrained far beyond the clearance envelope and localised working areas actually required for safe operation and access. NGET has not provided any plot-specific technical justification demonstrating that the full area of the Plots is required either for ongoing safety clearances or for defined construction activities, nor that more targeted and proportionate restrictions would be insufficient.

The Guidance requires an acquiring authority to take only such land and rights as are reasonably necessary and to carefully justify the extent of the interference with private interests. In the absence of clear engineering evidence that the extent of sterilisation proposed is required to maintain the minimum clearances and to facilitate specified works, the breadth of the rights sought over the Plots is disproportionate and inconsistent with that principle.

Industry technical practice on overhead line clearances, as reflected in Energy Networks Association Technical Specification 43-8 (Issue 3, 2004), derives minimum clearances from the Electricity Safety, Quality and Continuity Regulations 2002 ("ESQCR 2002") and sets quantified "safety distances" and application factors between overhead lines, ground, buildings and other objects in order to allow normal use of land compatible with those clearances. This shows that the relevant safety requirement is to maintain defined ground-to-conductor and object-to-conductor clearances (with appropriate application factors and safe-working controls), not to

sterilise large areas of otherwise developable land beyond the envelope needed to achieve those distances and to provide identified working areas.

The Objectors recognise that ENA TS 43-8 is a technical specification rather than statute, but it reflects current industry practice on the derivation and application of safe clearances under ESQCR 2002 and is therefore relevant evidence for assessing whether the rights now sought are necessary and proportionate. Instead of securing only what is needed to ensure safe clearances to the line in accordance with this technical specification, the Order would impose a de facto sterilisation of extensive land, without any proper explanation as to why more focused and predominantly temporary restrictions (for example, around tower bases, working areas, EPZ locations and agreed access routes) would not suffice.

3. Failure to take reasonable steps to understand impact

Paragraph 2.2 of the Guidance states that the confirming authority will expect the acquiring authority to demonstrate that it has taken reasonable steps to understand the impact of the exercise of compulsory purchase powers on affected persons through direct engagement with those parties. Paragraphs 17.1 to 17.5 reinforce the need for early engagement, regular communication, understanding of impacts, and consideration of whether alterations can be made to the scheme.

NGET has not complied with those requirements in relation to the Land. It has not provided the working area plan promised at the meeting on 19 November 2025, notwithstanding repeated follow-up. Without that information, the Objectors' option holder and promoter cannot finalise the drainage strategy for the consented residential scheme or discharge the relevant planning condition. NGET has therefore failed to understand, and

failed to engage constructively with, the actual impact of the rights it seeks over the Land.

That failure is particularly important because paragraph 2.5 of the Guidance requires the acquiring authority to consider mitigation measures against identified impacts, and paragraph 13.4 requires the confirming authority to be satisfied that the interests of those affected have been considered and to have regard to mitigation offered. Here, NGET has not identified, let alone offered, any mitigation for the impact of the Order upon the Option and the consented development. The engagement to date has been largely presentational and has not included the basic technical information on winching and pulling areas, working footprints and access that would enable the Objectors and their option holder and promoter to replot the attenuation basins.

4. No reasonable efforts to acquire rights by agreement

Paragraph 12.3 of the Guidance requires reasonable efforts to have been made to negotiate acquisition by agreement before a compulsory purchase order is made. Paragraph 2.2 likewise requires the acquiring authority to attempt the acquisition of all land and rights included in the order by agreement.

In the case of the Land, no draft easement has been provided to the Objectors and no negotiation of the terms of any proposed easement has taken place with the Objectors and their option holder (on a tripartite basis). In those circumstances, NGET cannot demonstrate compliance with paragraph 12.3 of the Guidance in respect of the rights sought over the Land. It is not enough simply to assert, as NGET does at paragraph 5.1 of its Statement of Reasons, that it has attempted to engage constructively in meaningful discussions with all known owners and occupiers. In the absence of the

proposed deed and engagement about the terms sought, there has been no meaningful opportunity for the Objectors to negotiate the acquisition of rights by agreement.

Taken together, the breadth of the rights sought and NGET's failure to provide the basic technical and legal information required to enable the consented development to proceed demonstrate the approach adopted. They indicate that NGET has relied on compulsory powers and standard form wording as its primary route. That is inconsistent with the requirement to treat compulsory acquisition as a last resort following reasonable attempts to reach a negotiated, plot-specific agreement.

5. Unreasonable standard position on professional fees

Paragraph 17.7 of the Guidance states that agreeing to reimburse owners' and occupiers' reasonable costs of negotiation, or other costs and expenses likely to be incurred in advance of acquisition, can help build relations and help the scheme proceed more efficiently. Paragraph 19.1(h) similarly identifies the funding of owners' or occupiers' reasonable costs of negotiation and professional fees for surveys or reports as an appropriate step to alleviate concerns and assist understanding of the impact of the exercise of compulsory purchase powers.

The Objectors' objection is that NGET's standard position is merely to make a contribution towards professional costs, rather than to pay the actual reasonable professional costs required to enable proper engagement and negotiation. That falls short of the approach contemplated by the Guidance. Where an affected party requires legal, valuation and technical advice to understand the impact of the rights sought and to negotiate any agreement properly, an acquiring authority cannot sensibly contend that it has made

reasonable efforts to acquire by agreement if it will only contribute towards those costs rather than meeting the actual reasonable costs.

6. Inadequate land referencing to identify all affected interests

NGET has not undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. Section 5A of the Acquisition of Land Act 1981 permits an acquiring authority to serve notices requiring information about ownership, occupation and other interests in land, including the name and address of any person believed to have an interest in the land. The Objectors are not aware that NGET has issued any valid notice under section 5A, and in the absence of such steps there is no proper basis for asserting that all affected interests have been adequately identified.

Further, section 5B of the 1981 Act makes failure to comply with a section 5A notice without reasonable excuse a criminal offence, which underlines the formal and coercive nature of that information-gathering process. In practice, recipients of notices of that kind will often reasonably require professional advice in order to understand what is being sought and to respond accurately, particularly where the land is subject to layered contractual or development interests.

Given NGET's position that it will not reimburse the full cost of professional advice, the effectiveness of any such notices in obtaining the necessary information, had they been served, would in any event be open to question. The Guidance and standard CPO practice require diligent inquiry to identify qualifying persons and other interests likely to be entitled to notice or compensation, and the Order schedule should identify those persons so far as known after diligent inquiry. In those circumstances, it cannot be said that NGET has undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. Indeed, Amanda

Jane French is wrongly identified in the sealed Order as a joint owner of plots 68/8 and 69/1 with Matthew Benjamin Blackwell.

7. Failure to provide the proposed deed of easement

The absence of the proposed deed of easement is a central deficiency. Without the deed, the Objectors cannot evaluate the rights sought, the restrictions to be imposed on the Land, or the extent to which the proposed rights exceed what is reasonably necessary.

Paragraph 17.1 of the Guidance states that negotiations and engagement prior to, and in parallel with, preparing and making a compulsory purchase order help the acquiring authority understand the land and rights it seeks to acquire and the impact on affected interests. Paragraph 17.4 says acquiring authorities should consider different engagement methods to explain proposals, answer questions and confirm whether alterations can be made to the scheme. A process in which the proposed easement has not even been provided does not comply with that guidance and cannot amount to reasonable efforts to acquire by agreement.

8. Standard position of refusing reasonable amendments

The Objectors understand that NGET's standard position on comparable schemes is not to agree amendments to its precedent easement wording. If that standard position is maintained here, it would be inconsistent with the Guidance's requirements for meaningful engagement and genuine attempts to acquire rights by agreement.

This objection is not advanced on the basis that NGET has already refused specific amendments proposed by the Objectors in relation to the Land. Rather, it is directed at NGET's standard approach, which is inconsistent

with paragraph 17.4 of the Guidance requiring the acquiring authority to engage to explain proposals, answer questions and confirm whether alterations can be made to the scheme, and paragraph 17.8 requiring evidence that such engagement has been undertaken.

9. Rights sought materially exceed voluntary easement rights

The easements that NGET proposes where it has made a compulsory purchase order differ materially to the form of easement entered into voluntarily where there is no CPO in the background. The Order easements are materially broader and more onerous than the easements NGET commonly accepts when rights are acquired by agreement for the same infrastructure.

That matters for two reasons. First, it shows that the broader rights now sought cannot be assumed to be necessary. Secondly, it demonstrates non-compliance with paragraph 12.3 of the Guidance and paragraphs 17.1 to 17.7 of the Guidance, because insisting on materially wider rights in the compulsory purchase context than are routinely accepted in voluntary transactions is not a genuine attempt to acquire only what is necessary by agreement.

10. Level of control sought inconsistent with an easement

The rights sought in the easements NGET proposes where a compulsory purchase order has been made are so broad that, if exercised to their full extent, they would permit repeated disturbance of the land and repeated occupation of working areas or compounds. Rights of that nature approach a level of control inconsistent with the ordinary characteristics of an easement, which presupposes that the servient owner retains meaningful use of the land.

That is relevant both to necessity and to the adequacy of NGET's attempts to acquire rights by agreement. Paragraph 2.2 of the Guidance requires the acquiring authority to attempt acquisition of the land and rights included in the Order by agreement, while paragraph 12.3 requires reasonable efforts to negotiate acquisition by agreement. Seeking rights that go materially beyond what an easement ordinarily requires, and beyond what is reasonably necessary for the Project, cannot amount to a reasonable attempt to acquire the rights actually needed.

This approach also results in a de facto sterilisation of land below and around the line which has not been justified by reference to any specific statutory clearance requirement or operational constraint. In circumstances where industry technical guidance envisages normal use of land beneath and adjacent to lines, provided quantified minimum clearances and safe-working measures are respected, there is no adequate explanation as to why such an approach could not be adopted here instead of acquiring rights that effectively exclude development.

11. Rights packages do not reasonably limit the rights per plot

The Guidance requires the acquiring authority to take only such land and rights as are reasonably necessary and to explain the rights sought with sufficient clarity. NGET's rights packages do not achieve that. The same intrusive rights appear across multiple packages, with the result that the package labels do not operate as meaningful limits on the activities that may be carried out on a given plot.

For example, compound-type rights are not confined to any dedicated construction compound category, but also appear within other rights groups. The package structure therefore obscures the true scope of what is sought

and makes it impossible to conclude that NGET has tailored the rights on a plot-specific basis. That is inconsistent with the Guidance's insistence upon careful justification, proportionality, and minimisation of interference.

In circumstances where activities are required only during defined construction windows, NGET has not shown why temporary licences or temporary rights would not suffice. Nor has it explained why it is necessary or proportionate to impose enduring restrictions that would sterilise or materially constrain the implementation of the consented residential scheme. It also makes it difficult to see how NGET has had any regard to the consented layout and phasing of the residential scheme on the Land.

12. Permanent rights sought where temporary rights would suffice

Paragraph 4.2.7 of NGET's Statement of Reasons states that the Project re-uses the existing towers and alignment, avoids new land-take, and keeps access requirements to short, defined construction windows. Yet the rights sought over the Land include powers for compounds, working areas, temporary access arrangements and other construction-stage activities on a permanent basis.

That is inconsistent with the Guidance's emphasis on minimising the extent of compulsory rights and considering mitigation and less intrusive alternatives. If activities are required only during defined construction windows as stated, NGET has not shown why temporary licences or temporary rights would not suffice.

13. Incorrect Engagement Log to the Statement of Reasons

Paragraph 17.8 of the Guidance states that acquiring authorities are expected to provide evidence that the negotiations and engagement contemplated by

the Guidance have been undertaken. The Engagement Log appended to NGET's Statement of Reasons does not satisfy that requirement in relation to the Objectors.

The Engagement Log records that two meetings have taken place with the Objectors' option holder discussing development in relation to land interest held by Matthew Benjamin Blackwell, being plots 68/8 and 69/1. That is wrong. The Engagement Log conflates engagement with other land interests and other parties as engagement with the Objectors' option holder and is therefore not a reliable evidential basis on which to conclude that reasonable efforts have been made to acquire rights over the Land by agreement.

14. Statement of Reasons wrongly suggests concerns addressed

Paragraph 11.6 of the Statement of Reasons states that NGET has sought to minimise the impact on private interests, including by amending the Project to address specific landowner concerns where reasonably practicable. In relation to the Land, that is not correct.

As noted above, NGET did not raise any objection to the grant of planning permission when consulted on the planning application for the consented residential scheme. Instead, NGET's concerns about a potential conflict between the Project and the approved drainage strategy were brought forward through its correspondence with the local planning authority on Condition 9 (surface water drainage), in which it requested that no development should commence until a detailed drainage scheme had been submitted, approved and agreed with NGET through the condition-discharge process. The practical effect of that approach has been to prevent commencement of the consented scheme unless and until NGET is satisfied with the drainage design, even though no objection was raised at application stage.

At the subsequent meeting on 19 November 2025, NGET agreed to provide a working area plan so that the Objectors' option holder and promoter could amend the drainage strategy to address the concern it had raised via that condition-discharge route, but that plan has still not been provided. Without that information, the Objectors' option holder and promoter cannot finalise the drainage strategy or discharge the relevant condition, and so the consented development remains unable to be implemented.

Therefore, contrary to amending its Project to address concerns where reasonably practicable, NGET has done the opposite in relation to the Land: it chose not to object to the planning application itself, then used the condition-discharge process to interpose its Project as a bar to commencement of the consented scheme, and has failed to provide the information necessary for the Objectors' option holder and promoter to resolve the concern NGET has itself created.

NGET has therefore not complied with paragraphs 2.2, 2.5 and 17.1 to 17.5 of the Guidance, which require it to understand impacts through direct engagement, consider mitigation measures, engage early and regularly, and consider whether alterations can be made to the scheme.

15. Insufficient basis for asserting existing rights are not sufficient

Section 7.3.3 of the Statement of Reasons states that NGET reviewed 93 existing easement documents and determined that none were sufficient for the purposes of the Project. That assertion is unsupported by plot-specific reasoning (it does not identify why any genuine deficiency could not be addressed by narrower supplemental rights) and is particularly difficult to reconcile with NGET's own description of the Project.

NGET proposes to reconductor the existing Quad Zebra conductors to Triple Araucaria, as noted at paragraph 1.2 of the Statement of Reasons. That is a reduction in the number of conductors currently in existence. The existing easements will almost certainly allow at least the current number of conductors, and will ordinarily provide for their replacement and for access for works. If they do not allow for up to the current number of conductors, that has plainly not presented an operational difficulty because the lines have existed and operated for many years.

Further, even if an increase in voltage above 400kV were proposed, which does not appear to be the case on NGET's own description of the Project, NGET has historically operated at voltages exceeding the 275kV figure stated in some easements without apparent difficulty. Against that background, NGET has not demonstrated, as paragraphs 12.1 to 13.4 of the Guidance require, why the acquisition of new rights over the Land is in fact necessary.

16. Failure to show the existing wayleave regime is inadequate

The Electricity Act 1989 already provides a statutory route for retention of line rights where voluntary agreement is unavailable. In light of paragraph 12.3 of the Guidance, NGET must show why that existing legal framework, together with existing easements and negotiated supplemental rights where necessary, is insufficient before seeking broad new permanent compulsory rights over the Land.

NGET has not provided that explanation. A preference to improve its long-term property position, replace historic arrangements with modern precedent wording, or secure a more convenient package of rights does not itself amount to a compelling case in the public interest for compulsory acquisition.

Further, NGET's own Statement of Reasons states that the Project may rely on permitted development rights, existing consents for the retained route, and other statutory powers including powers under the New Roads and Street Works Act 1991. Unless NGET can demonstrate that it has no existing lawful avenue for carrying out the works and thereafter accessing and maintaining the line, the statutory test of necessity is not made out.

17. Material prejudice has not been weighed in the public interest

The Guidance requires the confirming authority to take a balanced view between the concerns of those affected and the wider public interest, and to be satisfied that the interests of those affected have been considered. The Land is subject to a live option agreement and benefits from planning permission for residential development. The Option has already had to be extended pending clarity as to the impact of the Order.

NGET has not addressed the obvious public interest question: how can it be in the public interest to unnecessarily impede, delay or sterilise a consented residential development through the acquisition of rights wider than are reasonably required for a reconductoring scheme on an existing line?

NGET's own Statement of Reasons identifies housing growth and economic development as part of the wider context for electricity demand and network reinforcement. It is therefore inconsistent for NGET to rely on those wider growth needs while failing to assess or minimise unnecessary interference with a consented housing scheme on the Land.

The Statement of Reasons does not contain any meaningful plot-specific consideration of that issue, nor any demonstration that access routes, working areas or the scope of rights have been reduced so as to minimise

interference with the consented scheme, contrary to paragraphs 2.2, 2.5, 13.1 and 13.4 of the Guidance.

18. Disproportionate interference with Human Rights

Paragraph 12.4 of the Guidance requires the acquiring authority to be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the affected land, with particular consideration to Article 1 of the First Protocol (and, where applicable, Article 8). Paragraph 2.10 of the Guidance makes the same point.

The Objectors' ownership of and interest in the Land, coupled with the consented residential development and its contractual rights and economic expectations under the option agreement, is a substantial economic interest and a possession for these purposes. NGET cannot demonstrate proportionality merely by pointing out that a compensation claim may, in principle, be made. If the rights sought are wider than reasonably necessary, if NGET has failed properly to engage and mitigate impacts, and if the Order would unnecessarily prejudice a consented residential development, the interference with the Objectors' interest is not proportionate and therefore does not comply with the Guidance.

CONCLUSION TO THE OBJECTIONS

For the reasons set out above, the Objectors submit that the statutory and policy tests for the confirmation of a compulsory purchase order have not been satisfied. The Objectors therefore respectfully invite the Secretary of State to decline to confirm the Order.

If, however, the Secretary of State is minded to confirm the Order, the Objectors invite the Secretary of State in the alternative to materially modify the Order so that any rights are limited to temporary possession powers over specifically identified access routes, working areas, EPZ locations, crane pads and cable pull locations, and only for the periods during which those areas are required for the Project.

Any such rights should, in any event, be confined to those areas (if any) for which NGET demonstrates that no existing easement, statutory wayleave, warrant, consent, highway power, or other statutory or contractual mechanism provides a sufficient lawful means to carry out the relevant works and thereafter to access and maintain the line.

SIGNED:

Harrison Riddle
for and on behalf of the Objectors

DATED: **17 / 06 / 2026**

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Amanda French, Peter French and Richard French
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Amanda French, Peter French and Richard French,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. National Grid Electricity Transmission plc ("NGET") has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. We would be happy to discuss this in more detail on site.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills, commenced land referencing in July 2025 and began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The rights sought under the CPO relate solely to the acquisition of permanent rights where they are necessary to access, maintain and retain existing infrastructure, together with temporary rights to enable the overhead line upgrade. No rights are sought to acquire land or erect new infrastructure. National Grid recognises that owners and occupiers require appropriate professional advice to understand and respond to the rights sought. National Grid is committed to meeting professional costs that are reasonably incurred and proportionate to the work required in line with the Compensation Code and relevant RICS and CAAV guidance.

National Grid does not agree that it has failed to undertake an adequate land referencing exercise or that it has failed to identify interests likely to be affected by the Order.

We undertook a comprehensive land referencing exercise to identify all persons with an interest in the Order Land. This included Land Registry investigations, desktop research, Land Information Questionnaires ("LIQs"), follow-up enquiries and ongoing engagement with landowners and occupiers. Land referencing commenced on 21 July 2025, with engagement commencing in September 2025 and continuing throughout the development of the Project.

As part of this process, 869 Land Information Questionnaires were issued, followed by 548 chaser questionnaires where responses had not been received. A total of 363 completed questionnaires were returned and processed, resulting in further engagement with affected parties, including meetings, correspondence and the issue of voluntary rights offers. This process enabled National Grid to identify interests in land and seek to acquire the necessary rights by agreement wherever possible.

National Grid does not accept that the absence of notices under section 5A of the Acquisition of Land Act 1981 demonstrates that the land referencing exercise was inadequate. Section 5A provides one mechanism by which information may be obtained but does not require an acquiring authority to utilise that power in every case. The relevant test is whether National Grid has undertaken diligent inquiry to identify persons with interests in the Order Land. National Grid is satisfied that it has done so.

National Grid acknowledges that land referencing is an iterative process and that additional information may come to light as engagement continues. Where further information regarding ownership, occupation or interests has been identified during the course of the Project, this has been investigated and, where appropriate, the relevant records updated and affected parties engaged accordingly.

National Grid therefore considers that it has undertaken a proportionate and robust land referencing exercise and has complied with the relevant statutory requirements and Government Guidance. It remains committed to continuing engagement with affected parties and will consider any further information provided regarding land interests as the Project progresses.

NGET requires as far as possible a consistent approach to its infrastructure, and to ensure that it has all necessary rights in order to access, maintain, and deal with that infrastructure. NGET has produced a straightforward form of easement presenting a balanced approach. In agreeing in principle to a voluntary agreement, landowners are not bound to enter into an easement; they are simply indicating a willingness to consider the same. NGET is willing to negotiate and agree minor variations to that deed where necessary and to reflect the specific circumstances of the land affected. For example, where there are

existing features which would immediately cause a breach of the standard deed terms (but which are not an existing breach) sterilisation distances can be varied within reason to accommodate such matters. NGET just asks that landowners raise their specific concerns via their legal representatives or direct with National Grid so that an acceptable position can be reached where appropriate.

National Grid does not agree that it has failed to provide evidence of the negotiations and engagement undertaken in relation to the Project. The Engagement Log appended to the Statement of Reasons forms part of the evidence demonstrating the programme of engagement undertaken with affected parties and should be read alongside the wider engagement undertaken throughout the Project, including Land Information Questionnaires, meetings, correspondence, telephone discussions and voluntary rights negotiations. National Grid is satisfied that it has complied with the expectations set out in the Government's Guidance in seeking to acquire the necessary rights by agreement before relying upon compulsory purchase powers.

The Engagement Log is intended to provide a summary of engagement undertaken and should not be viewed in isolation. National Grid maintains detailed project records of engagement and negotiations and remains satisfied that reasonable efforts have been made to engage with affected parties and seek to secure the necessary rights by voluntary agreement.

National Grid will address any factual matters relating to the engagement history with the Objector within the response to the individual objection where appropriate.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. NGET has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a “compelling case in the public interest”. NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

OBJ 17- Scott Residential Limited

IN THE MATTER OF THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026

STATEMENT OF OBJECTIONS
ON BEHALF OF SCOTT RESIDENTIAL LTD

To the Secretary of State for Energy Security and Net Zero c/o The Department for Energy Security and Net Zero, Electricity Networks Planning, Consenting and Communities, 3 Whitehall Place, London SW1A 2EG (e-mail: John.McKenna@energysecurity.gov.uk).

These are the objections of Scott Residential Ltd ("the Objector") to the National Grid Electricity Transmission Plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 ("the Order") made by National Grid Electricity Transmission Plc ("NGET") on 21 May 2026. The address of the Objector is c/o Landreeve Ltd, Communications House, University Court, Staffordshire Technology Park, Stafford ST18 0ES (e-mail: [redacted].

BACKGROUND AND INTEREST OF THE OBJECTOR

The Objector holds an option agreement for residential development, pursuant to which it has the right to acquire the land comprised in HM Land Registry title numbers [redacted] and [redacted] being land on the west side of [redacted] (the "Option Land"). That right is

referred to in this statement as “the Option”. The Option Land is currently agricultural but is not being farmed.

Planning permission for the residential development was granted on appeal in May 2026. The Option was originally due to be exercised in January 2026 but could not be exercised pending clarity on the position both with the proposed Order and with NGET’s requirements for agreeing the drainage scheme under Condition 9 of the planning permission. As a result, the option agreement had to be extended and the development has been delayed.

In the planning process NGET did not raise any objection as a consultee to the grant of planning permission itself. Instead, by letter dated 8 November 2025 to Braintree District Council, NGET requested that it be consulted during the discharge of Condition 9 (surface water drainage) so that the final drainage design could take account of its operational requirements and safety protocols.

The Order land acquisition plans show that NGET seeks to acquire new rights over plots 100/3, 100/4, 100/5, 100/6, 101/13, 101/17 and 101/18 (the “Plots”), which overlap with the Option Land. The Engagement Log appended to the Statement of Reasons also refers to plots 68/8 and 69/1, and to a land interest held by Matthew Benjamin Blackwell, as land in respect of which the Objector has had meetings; however, that is not correct.

OBJECTIONS TO THE ORDER

1. No compelling case in the public interest demonstrated

Paragraph 12.3 of the *Guidance on the Compulsory Purchase Process* issued by the Ministry of Housing, Communities & Local Government (January 2025) ("the Guidance") provides that a compulsory purchase order

should only be made where there is a compelling case in the public interest and where reasonable efforts have been made to acquire the necessary land and rights by agreement. NGET expressly relies on that test in its Statement of Reasons (paragraphs 1.4, 10.1.8, 10.1.14 and 11.5).

The existence of a general policy case for network reinforcement does not establish a compelling case for the acquisition of the particular rights sought over the Option Land. That requires a separate, plot-specific justification. NGET describes the Project as limited to reconductoring an existing overhead line on its current alignment, with no new supports, circuits or route changes. It has not demonstrated why the acquisition of rights over the Option Land is necessary in order to deliver that Project. The statutory test is therefore not met.

The Option Land benefits from planning permission for residential development. The Guidance requires the confirming authority to take a balanced view between the acquiring authority's objectives, the interests of those affected, and the wider public interest. NGET has not explained how it is in the public interest to impede or delay the implementation of a consented residential scheme by acquiring rights over the Option Land. In the absence of any clear justification for the necessity of those rights, a general public benefit in reinforcing the network cannot justify interference with an otherwise deliverable and much-needed housing development.

2. Over-sterilisation of land and lack of technical justification

Against NGET's own description of the Project as reconductoring an existing line on the existing alignment, with no new supports or circuits, the extent of land which it seeks effectively to sterilise is excessive. Both the horizontal and vertical limits go materially beyond what is reasonably

necessary to maintain statutory safety clearances and to carry out reconductoring works.

In particular, the rights sought would create a wide zone within which development would be precluded or severely constrained far beyond the clearance envelope and localised working areas actually required for safe operation and access. NGET has not provided any plot-specific technical justification demonstrating that the full area of the Plots is required either for ongoing safety clearances or for defined construction activities, nor that more targeted and proportionate restrictions would be insufficient.

The Guidance requires an acquiring authority to take only such land and rights as are reasonably necessary and to carefully justify the extent of the interference with private interests. In the absence of clear engineering evidence that the extent of sterilisation proposed is required to maintain the minimum clearances and to facilitate specified works, the breadth of the rights sought over the Plots is disproportionate and inconsistent with that principle.

Industry technical practice on overhead line clearances, as reflected in Energy Networks Association Technical Specification 43-8 (Issue 3, 2004), derives minimum clearances from the Electricity Safety, Quality and Continuity Regulations 2002 ("ESQCR 2002") and sets quantified "safety distances" and application factors between overhead lines, ground, buildings and other objects in order to allow normal use of land compatible with those clearances. This shows that the relevant safety requirement is to maintain defined ground-to-conductor and object-to-conductor clearances (with appropriate application factors and safe-working controls), not to sterilise large areas of otherwise developable land beyond the envelope needed to achieve those distances and to provide identified working areas.

The Objector recognises that ENA TS 43-8 is a technical specification rather than statute, but it reflects current industry practice on the derivation and application of safe clearances under ESQCR 2002 and is therefore relevant evidence for assessing whether the rights now sought are necessary and proportionate. Instead of securing only what is needed to ensure safe clearances to the line in accordance with this technical specification, the Order would impose a de facto sterilisation of extensive land, without any proper explanation as to why more focused and predominantly temporary restrictions (for example, around tower bases, working areas, EPZ locations and agreed access routes) would not suffice.

3. Failure to take reasonable steps to understand impact

Paragraph 2.2 of the Guidance states that the confirming authority will expect the acquiring authority to demonstrate that it has taken reasonable steps to understand the impact of the exercise of compulsory purchase powers on affected persons through direct engagement with those parties. Paragraphs 17.1 to 17.5 reinforce the need for early engagement, regular communication, understanding of impacts, and consideration of whether alterations can be made to the scheme.

NGET has not complied with those requirements in relation to the Option Land. It has not provided the working area plan promised at the meeting on 19 November 2025, notwithstanding repeated follow-up. Without that information, the Objector cannot finalise the drainage strategy for the consented residential scheme or discharge the relevant planning condition. NGET has therefore failed to understand, and failed to engage constructively with, the actual impact of the rights it seeks over the Option Land.

That failure is particularly important because paragraph 2.5 of the Guidance requires the acquiring authority to consider mitigation measures against identified impacts, and paragraph 13.4 requires the confirming authority to be satisfied that the interests of those affected have been considered and to have regard to mitigation offered. Here, NGET has not identified, let alone offered, any mitigation for the impact of the Order upon the Option and the consented development. The engagement to date has been largely presentational and has not included the basic technical information on winching and pulling areas, working footprints and access that would enable the Objector to replot its attenuation basins.

4. No reasonable efforts to acquire rights by agreement

Paragraph 12.3 of the Guidance requires reasonable efforts to have been made to negotiate acquisition by agreement before a compulsory purchase order is made. Paragraph 2.2 likewise requires the acquiring authority to attempt the acquisition of all land and rights included in the order by agreement.

In the case of the Option Land, no draft easement has been provided to the Objector and no negotiation of the terms of any proposed easement has taken place. In those circumstances, NGET cannot demonstrate compliance with paragraph 12.3 of the Guidance in respect of the rights sought over the Option Land. It is not enough simply to assert, as NGET does at paragraph 5.1 of its Statement of Reasons, that it has attempted to engage constructively in meaningful discussions with all known owners and occupiers. In the absence of the proposed deed and engagement about the terms sought, there has been no meaningful opportunity to negotiate the acquisition of rights by agreement.

Taken together, the breadth of the rights sought and NGET's failure to provide the basic technical and legal information required to enable the consented development to proceed demonstrate the approach adopted. They indicate that NGET has relied on compulsory powers and standard form wording as its primary route. That is inconsistent with the requirement to treat compulsory acquisition as a last resort following reasonable attempts to reach a negotiated, plot-specific agreement.

5. Unreasonable standard position on professional fees

Paragraph 17.7 of the Guidance states that agreeing to reimburse owners' and occupiers' reasonable costs of negotiation, or other costs and expenses likely to be incurred in advance of acquisition, can help build relations and help the scheme proceed more efficiently. Paragraph 19.1(h) similarly identifies the funding of owners' or occupiers' reasonable costs of negotiation and professional fees for surveys or reports as an appropriate step to alleviate concerns and assist understanding of the impact of the exercise of compulsory purchase powers.

The Objector's objection is that NGET's standard position is merely to make a contribution towards professional costs, rather than to pay the actual reasonable professional costs required to enable proper engagement and negotiation. That falls short of the approach contemplated by the Guidance. Where an affected party requires legal, valuation and technical advice to understand the impact of the rights sought and to negotiate any agreement properly, an acquiring authority cannot sensibly contend that it has made reasonable efforts to acquire by agreement if it will only contribute towards those costs rather than meeting the actual reasonable costs.

6. Inadequate land referencing to identify all affected interests

NGET has not undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. Section 5A of the Acquisition of Land Act 1981 permits an acquiring authority to serve notices requiring information about ownership, occupation and other interests in land, including the name and address of any person believed to have an interest in the land. The Objector is not aware that NGET has issued any valid notice under section 5A requiring the provision of information about interests affecting the Option Land, and in the absence of such steps there is no proper basis for asserting that all affected interests have been adequately identified.

Further, section 5B of the 1981 Act makes failure to comply with a section 5A notice without reasonable excuse a criminal offence, which underlines the formal and coercive nature of that information-gathering process. In practice, recipients of notices of that kind will often reasonably require professional advice in order to understand what is being sought and to respond accurately, particularly where the land is subject to layered contractual or development interests.

Given NGET's position that it will not reimburse the full cost of professional advice, the effectiveness of any such notices in obtaining the necessary information, had they been served, would in any event be open to question. The Guidance and standard CPO practice require diligent inquiry to identify qualifying persons and other interests likely to be entitled to notice or compensation, and the Order schedule should identify those persons so far as known after diligent inquiry. In those circumstances, it cannot be said that NGET has undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. Indeed, the Objector's interest is not identified anywhere in the sealed Order and Schedule.

7. Failure to provide the proposed deed of easement

The absence of the proposed deed of easement is a central deficiency. Without the deed, the Objector cannot evaluate the rights sought, the restrictions to be imposed on the Option Land, or the extent to which the proposed rights exceed what is reasonably necessary.

Paragraph 17.1 of the Guidance states that negotiations and engagement prior to, and in parallel with, preparing and making a compulsory purchase order help the acquiring authority understand the land and rights it seeks to acquire and the impact on affected interests. Paragraph 17.4 says acquiring authorities should consider different engagement methods to explain proposals, answer questions and confirm whether alterations can be made to the scheme. A process in which the proposed easement has not even been provided does not comply with that guidance and cannot amount to reasonable efforts to acquire by agreement.

8. Standard position of refusing reasonable amendments

The Objector understands that NGET's standard position on comparable schemes is not to agree amendments to its precedent easement wording. If that standard position is maintained here, it would be inconsistent with the Guidance's requirements for meaningful engagement and genuine attempts to acquire rights by agreement.

This objection is not advanced on the basis that NGET has already refused specific amendments proposed by the Objector in relation to the Option Land. Rather, it is directed at NGET's standard approach, which is inconsistent with paragraph 17.4 of the Guidance requiring the acquiring authority to engage to explain proposals, answer questions and confirm whether alterations can be made to the scheme, and paragraph 17.8 requiring evidence that such engagement has been undertaken.

9. Rights sought materially exceed voluntary easement rights

The easements that NGET proposes where it has made a compulsory purchase order differ materially to the form of easement entered into voluntarily where there is no CPO in the background. The Order easements are materially broader and more onerous than the easements NGET commonly accepts when rights are acquired by agreement for the same infrastructure.

That matters for two reasons. First, it shows that the broader rights now sought cannot be assumed to be necessary. Secondly, it demonstrates non-compliance with paragraph 12.3 of the Guidance and paragraphs 17.1 to 17.7 of the Guidance, because insisting on materially wider rights in the compulsory purchase context than are routinely accepted in voluntary transactions is not a genuine attempt to acquire only what is necessary by agreement.

10. Level of control sought inconsistent with an easement

The rights sought in the easements NGET proposes where a compulsory purchase order has been made are so broad that, if exercised to their full extent, they would permit repeated disturbance of the land and repeated occupation of working areas or compounds. Rights of that nature approach a level of control inconsistent with the ordinary characteristics of an easement, which presupposes that the servient owner retains meaningful use of the land.

That is relevant both to necessity and to the adequacy of NGET's attempts to acquire rights by agreement. Paragraph 2.2 of the Guidance requires the acquiring authority to attempt acquisition of the land and rights included in

the Order by agreement, while paragraph 12.3 requires reasonable efforts to negotiate acquisition by agreement. Seeking rights that go materially beyond what an easement ordinarily requires, and beyond what is reasonably necessary for the Project, cannot amount to a reasonable attempt to acquire the rights actually needed.

This approach also results in a de facto sterilisation of land below and around the line which has not been justified by reference to any specific statutory clearance requirement or operational constraint. In circumstances where industry technical guidance envisages normal use of land beneath and adjacent to lines, provided quantified minimum clearances and safe-working measures are respected, there is no adequate explanation as to why such an approach could not be adopted here instead of acquiring rights that effectively exclude development.

11. Rights packages do not reasonably limit the rights per plot

The Guidance requires the acquiring authority to take only such land and rights as are reasonably necessary and to explain the rights sought with sufficient clarity. NGET's rights packages do not achieve that. The same intrusive rights appear across multiple packages, with the result that the package labels do not operate as meaningful limits on the activities that may be carried out on a given plot.

For example, compound-type rights are not confined to any dedicated construction compound category, but also appear within other rights groups. The package structure therefore obscures the true scope of what is sought and makes it impossible to conclude that NGET has tailored the rights on a plot-specific basis. That is inconsistent with the Guidance's insistence upon careful justification, proportionality, and minimisation of interference.

In circumstances where activities are required only during defined construction windows, NGET has not shown why temporary licences or temporary rights would not suffice. Nor has it explained why it is necessary or proportionate to impose enduring restrictions that would sterilise or materially constrain the implementation of the consented residential scheme. It also makes it difficult to see how NGET has had any regard to the consented layout and phasing of the residential scheme on the Option Land.

12. Permanent rights sought where temporary rights would suffice

Paragraph 4.2.7 of NGET's Statement of Reasons states that the Project re-uses the existing towers and alignment, avoids new land-take, and keeps access requirements to short, defined construction windows. Yet the rights sought over the Option Land include powers for compounds, working areas, temporary access arrangements and other construction-stage activities on a permanent basis.

That is inconsistent with the Guidance's emphasis on minimising the extent of compulsory rights and considering mitigation and less intrusive alternatives. If activities are required only during defined construction windows as stated, NGET has not shown why temporary licences or temporary rights would not suffice.

13. Incorrect Engagement Log to the Statement of Reasons

Paragraph 17.8 of the Guidance states that acquiring authorities are expected to provide evidence that the negotiations and engagement contemplated by the Guidance have been undertaken. The Engagement Log appended to NGET's Statement of Reasons does not satisfy that requirement in relation to the Objector.

The Engagement Log records that two meetings have taken place with the Objector discussing development in relation to land interest held by Matthew Benjamin Blackwell, being plots 68/8 and 69/1. That is wrong. The Engagement Log conflates engagement with other land interests and other parties as engagement with the Objector and is therefore not a reliable evidential basis on which to conclude that reasonable efforts have been made to acquire rights over the Option Land by agreement.

14. Statement of Reasons wrongly suggests concerns addressed

Paragraph 11.6 of the Statement of Reasons states that NGET has sought to minimise the impact on private interests, including by amending the Project to address specific landowner concerns where reasonably practicable. In relation to the Option Land, that is not correct.

As noted above, NGET did not raise any objection to the grant of planning permission when consulted on the planning application for the consented residential scheme. Instead, NGET's concerns about a potential conflict between the Project and the approved drainage strategy were brought forward through its correspondence with the local planning authority on Condition 9 (surface water drainage), in which it requested that no development should commence until a detailed drainage scheme had been submitted, approved and agreed with NGET through the condition-discharge process. The practical effect of that approach has been to prevent commencement of the consented scheme unless and until NGET is satisfied with the drainage design, even though no objection was raised at application stage.

At the subsequent meeting on 19 November 2025, NGET agreed to provide a working area plan so that the Objector could amend the drainage strategy

to address the concern it had raised via that condition-discharge route, but that plan has still not been provided. Without that information, the Objector cannot finalise the drainage strategy or discharge the relevant condition, and so remains unable to implement the consented development.

Therefore, contrary to amending its Project to address concerns where reasonably practicable, NGET has done the opposite in relation to the Option Land: it chose not to object to the planning application itself, then used the condition-discharge process to interpose its Project as a bar to commencement of the consented scheme, and has failed to provide the information necessary for the Objector to resolve the concern NGET has itself created.

NGET has therefore not complied with paragraphs 2.2, 2.5 and 17.1 to 17.5 of the Guidance, which require it to understand impacts through direct engagement, consider mitigation measures, engage early and regularly, and consider whether alterations can be made to the scheme.

15. Insufficient basis for asserting existing rights are not sufficient

Section 7.3.3 of the Statement of Reasons states that NGET reviewed 93 existing easement documents and determined that none were sufficient for the purposes of the Project. That assertion is unsupported by plot-specific reasoning (it does not identify why any genuine deficiency could not be addressed by narrower supplemental rights) and is particularly difficult to reconcile with NGET's own description of the Project.

NGET proposes to reconductor the existing Quad Zebra conductors to Triple Araucaria, as noted at paragraph 1.2 of the Statement of Reasons. That is a reduction in the number of conductors currently in existence. The existing easements will almost certainly allow at least the current number

of conductors, and will ordinarily provide for their replacement and for access for works. If they do not allow for up to the current number of conductors, that has plainly not presented an operational difficulty because the lines have existed and operated for many years.

Further, even if an increase in voltage above 400kV were proposed, which does not appear to be the case on NGET's own description of the Project, NGET has historically operated at voltages exceeding the 275kV figure stated in some easements without apparent difficulty. Against that background, NGET has not demonstrated, as paragraphs 12.1 to 13.4 of the Guidance require, why the acquisition of new rights over the Option Land is in fact necessary.

16. Failure to show the existing wayleave regime is inadequate

The Electricity Act 1989 already provides a statutory route for retention of line rights where voluntary agreement is unavailable. In light of paragraph 12.3 of the Guidance, NGET must show why that existing legal framework, together with existing easements and negotiated supplemental rights where necessary, is insufficient before seeking broad new permanent compulsory rights over the Option Land.

NGET has not provided that explanation. A preference to improve its long-term property position, replace historic arrangements with modern precedent wording, or secure a more convenient package of rights does not itself amount to a compelling case in the public interest for compulsory acquisition.

Further, NGET's own Statement of Reasons states that the Project may rely on permitted development rights, existing consents for the retained route, and other statutory powers including powers under the New Roads and

Street Works Act 1991. Unless NGET can demonstrate that it has no existing lawful avenue for carrying out the works and thereafter accessing and maintaining the line, the statutory test of necessity is not made out.

17. Material prejudice has not been weighed in the public interest

The Guidance requires the confirming authority to take a balanced view between the concerns of those affected and the wider public interest, and to be satisfied that the interests of those affected have been considered. The Option Land is subject to a live option agreement and benefits from planning permission for residential development. The Option has already had to be extended pending clarity as to the impact of the Order.

NGET has not addressed the obvious public interest question: how can it be in the public interest to unnecessarily impede, delay or sterilise a consented residential development through the acquisition of rights wider than are reasonably required for a reconductoring scheme on an existing line?

NGET's own Statement of Reasons identifies housing growth and economic development as part of the wider context for electricity demand and network reinforcement. It is therefore inconsistent for NGET to rely on those wider growth needs while failing to assess or minimise unnecessary interference with a consented housing scheme on the Option Land.

The Statement of Reasons does not contain any meaningful plot-specific consideration of that issue, nor any demonstration that access routes, working areas or the scope of rights have been reduced so as to minimise interference with the consented scheme, contrary to paragraphs 2.2, 2.5, 13.1 and 13.4 of the Guidance.

18. Disproportionate interference with Human Rights

Paragraph 12.4 of the Guidance requires the acquiring authority to be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the affected land, with particular consideration to Article 1 of the First Protocol (and, where applicable, Article 8). Paragraph 2.10 of the Guidance makes the same point.

The Objector's option interest in the Option Land, coupled with the consented residential development, is a substantial economic interest and a possession for these purposes. NGET cannot demonstrate proportionality merely by pointing out that a compensation claim may, in principle, be made. If the rights sought are wider than reasonably necessary, if NGET has failed properly to engage and mitigate impacts, and if the Order would unnecessarily prejudice a consented residential development, the interference with the Objector's rights is not proportionate and therefore does not comply with the Guidance.

CONCLUSION TO THE OBJECTIONS

For the reasons set out above, the Objector submits that the statutory and policy tests for the confirmation of a compulsory purchase order have not been satisfied. The Objector therefore respectfully invites the Secretary of State to decline to confirm the Order.

If, however, the Secretary of State is minded to confirm the Order, the Objector invites the Secretary of State in the alternative to materially modify the Order so that any rights are limited to temporary possession powers over specifically identified access routes, working areas, EPZ locations, crane pads and cable pull locations, and only for the periods during which those areas are required for the Project.

Any such rights should, in any event, be confined to those areas (if any) for which NGET demonstrates that no existing easement, statutory wayleave, warrant, consent, highway power, or other statutory or contractual mechanism provides a sufficient lawful means to carry out the relevant works and thereafter to access and maintain the line.

SIGNED:

Harrison Riddle
for and on behalf of the Objector

DATED: **17 / 06 / 2026**

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Scott Residential Limited
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Severalls Lane
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CO4 9PD

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Unit 9, Forbes Business Centre
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Dear Scott Residential Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. National Grid Electricity Transmission plc ("NGET") has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. We would be happy to discuss this further on site.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills, commenced land referencing in July 2025 and began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The rights sought under the CPO relate solely to the acquisition of permanent rights where they are necessary to access, maintain and retain existing infrastructure, together with temporary rights to enable the overhead line upgrade. No rights are sought to acquire land or erect new infrastructure. National Grid recognises that owners and occupiers require appropriate professional advice to understand and respond to the rights sought. National Grid is committed to meeting professional costs that are reasonably incurred and proportionate to the work required in line with the Compensation Code and relevant RICS and CAAV guidance.

National Grid does not agree that it has failed to undertake an adequate land referencing exercise or that it has failed to identify interests likely to be affected by the Order.

We undertook a comprehensive land referencing exercise to identify all persons with an interest in the Order Land. This included Land Registry investigations, desktop research, Land Information Questionnaires ("LIQs"), follow-up enquiries and ongoing engagement with landowners and occupiers. Land referencing commenced on 21 July 2025, with engagement commencing in September 2025 and continuing throughout the development of the Project.

As part of this process, 869 Land Information Questionnaires were issued, followed by 548 chaser questionnaires where responses had not been received. A total of 363 completed questionnaires were returned and processed, resulting in further engagement with affected parties, including meetings, correspondence and the issue of voluntary rights offers. This process enabled National Grid to identify interests in land and seek to acquire the necessary rights by agreement wherever possible.

National Grid does not accept that the absence of notices under section 5A of the Acquisition of Land Act 1981 demonstrates that the land referencing exercise was inadequate. Section 5A provides one mechanism by which information may be obtained but does not require an acquiring authority to utilise that power in every case. The relevant test is whether National Grid has undertaken diligent inquiry to identify persons with interests in the Order Land. National Grid is satisfied that it has done so.

National Grid acknowledges that land referencing is an iterative process and that additional information may come to light as engagement continues. Where further information regarding ownership, occupation or interests has been identified during the course of the Project, this has been investigated and, where appropriate, the relevant records updated and affected parties engaged accordingly.

National Grid therefore considers that it has undertaken a proportionate and robust land referencing exercise and has complied with the relevant statutory requirements and Government Guidance. It remains committed to continuing engagement with affected parties and will consider any further information provided regarding land interests as the Project progresses.

NGET requires as far as possible a consistent approach to its infrastructure, and to ensure that it has all necessary rights in order to access, maintain, and deal with that infrastructure. NGET has produced a straightforward form of easement presenting a balanced approach. In agreeing in principle to a voluntary agreement, landowners are not bound to enter into an easement; they are simply indicating a willingness to consider the same. NGET is willing to negotiate and agree minor variations to that deed where necessary and to reflect the specific circumstances of the land affected. For example, where there are

existing features which would immediately cause a breach of the standard deed terms (but which are not an existing breach) sterilisation distances can be varied within reason to accommodate such matters. NGET just asks that landowners raise their specific concerns via their legal representatives or direct with National Grid so that an acceptable position can be reached where appropriate.

National Grid does not agree that it has failed to provide evidence of the negotiations and engagement undertaken in relation to the Project. The Engagement Log appended to the Statement of Reasons forms part of the evidence demonstrating the programme of engagement undertaken with affected parties and should be read alongside the wider engagement undertaken throughout the Project, including Land Information Questionnaires, meetings, correspondence, telephone discussions and voluntary rights negotiations. National Grid is satisfied that it has complied with the expectations set out in the Government's Guidance in seeking to acquire the necessary rights by agreement before relying upon compulsory purchase powers.

The Engagement Log is intended to provide a summary of engagement undertaken and should not be viewed in isolation. National Grid maintains detailed project records of engagement and negotiations and remains satisfied that reasonable efforts have been made to engage with affected parties and seek to secure the necessary rights by voluntary agreement.

National Grid will address any factual matters relating to the engagement history with the Objector within the response to the individual objection where appropriate.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. NGET has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a “compelling case in the public interest”. NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

IN THE MATTER OF THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026

STATEMENT OF OBJECTIONS
ON BEHALF OF M SCOTT PROPERTIES LTD

To the Secretary of State for Energy Security and Net Zero c/o The Department for Energy Security and Net Zero, Electricity Networks Planning, Consenting and Communities, 3 Whitehall Place, London SW1A 2EG (e-mail: John.McKenna@energysecurity.gov.uk).

These are the objections of M Scott Properties Ltd ("the Objector") to the National Grid Electricity Transmission Plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 ("the Order") made by National Grid Electricity Transmission Plc ("NGET") on 21 May 2026. The address of the Objector is c/o Landreeve Ltd, Communications House, University Court, Staffordshire Technology Park, Stafford ST18 0ES (e-mail: [redacted]).

BACKGROUND AND INTEREST OF THE OBJECTOR

The Objector is the Promoter under an option agreement for residential development pursuant to which Scott Residential Ltd has the right to acquire the land comprised in HM Land Registry title numbers [redacted] and [redacted], being land on the west side of [redacted] (the "Option Land"), and the Objector is responsible for promoting

and bringing forward that development. The development right is referred to in this statement as "the Option", and the Objector's interest comprises its contractual and commercial interest as Promoter in securing implementation of the consented scheme and its associated fees and returns.

The Option Land is currently agricultural but is not being farmed, and it now benefits from planning permission for residential development granted on appeal in May 2026. The Option was originally due to be exercised in January 2026 but could not be exercised pending clarity on the position both with the proposed Order and with NGET's requirements for agreeing the drainage scheme under Condition 9 of the planning permission, as a result of which the option agreement had to be extended and the development has been delayed.

In the planning process NGET did not raise any objection as a consultee to the grant of planning permission itself, but by letter dated 8 November 2025 to Braintree District Council NGET requested that it be consulted during the discharge of Condition 9 (surface water drainage) so that the final drainage design could take account of its operational requirements and safety protocols.

The Order land acquisition plans show that NGET seeks to acquire new rights over plots 100/3, 100/4, 100/5, 100/6, 101/13, 101/17 and 101/18 (the "Plots"), which overlap with the Option Land. The Engagement Log appended to the Statement of Reasons also refers to plots 68/8 and 69/1, and to a land interest held by Matthew Benjamin Blackwell, as land in respect of which the development team for the Option Land has had meetings; however, that is not correct.

OBJECTIONS TO THE ORDER

1. No compelling case in the public interest demonstrated

Paragraph 12.3 of the *Guidance on the Compulsory Purchase Process* issued by the Ministry of Housing, Communities & Local Government (January 2025) ("the Guidance") provides that a compulsory purchase order should only be made where there is a compelling case in the public interest and where reasonable efforts have been made to acquire the necessary land and rights by agreement. NGET expressly relies on that test in its Statement of Reasons (paragraphs 1.4, 10.1.8, 10.1.14 and 11.5).

The existence of a general policy case for network reinforcement does not establish a compelling case for the acquisition of the particular rights sought over the Option Land. That requires a separate, plot-specific justification. NGET describes the Project as limited to reconductoring an existing overhead line on its current alignment, with no new supports, circuits or route changes. It has not demonstrated why the acquisition of rights over the Option Land is necessary in order to deliver that Project. The statutory test is therefore not met.

The Option Land benefits from planning permission for residential development. The Guidance requires the confirming authority to take a balanced view between the acquiring authority's objectives, the interests of those affected, and the wider public interest. NGET has not explained how it is in the public interest to impede or delay the implementation of a consented residential scheme by acquiring rights over the Option Land. In the absence of any clear justification for the necessity of those rights, a general public benefit in reinforcing the network cannot justify interference with an otherwise deliverable and much-needed housing development.

2. Over-sterilisation of land and lack of technical justification

Against NGET's own description of the Project as reconductoring an existing line on the existing alignment, with no new supports or circuits, the extent of land which it seeks effectively to sterilise is excessive. Both the horizontal and vertical limits go materially beyond what is reasonably necessary to maintain statutory safety clearances and to carry out reconductoring works.

In particular, the rights sought would create a wide zone within which development would be precluded or severely constrained far beyond the clearance envelope and localised working areas actually required for safe operation and access. NGET has not provided any plot-specific technical justification demonstrating that the full area of the Plots is required either for ongoing safety clearances or for defined construction activities, nor that more targeted and proportionate restrictions would be insufficient.

The Guidance requires an acquiring authority to take only such land and rights as are reasonably necessary and to carefully justify the extent of the interference with private interests. In the absence of clear engineering evidence that the extent of sterilisation proposed is required to maintain the minimum clearances and to facilitate specified works, the breadth of the rights sought over the Plots is disproportionate and inconsistent with that principle.

Industry technical practice on overhead line clearances, as reflected in Energy Networks Association Technical Specification 43-8 (Issue 3, 2004), derives minimum clearances from the Electricity Safety, Quality and Continuity Regulations 2002 ("ESQCR 2002") and sets quantified "safety distances" and application factors between overhead lines, ground, buildings and other objects in order to allow normal use of land compatible with those clearances. This shows that the relevant safety requirement is to maintain defined ground-to-conductor and object-to-conductor clearances

(with appropriate application factors and safe-working controls), not to sterilise large areas of otherwise developable land beyond the envelope needed to achieve those distances and to provide identified working areas.

The Objector recognises that ENA TS 43-8 is a technical specification rather than statute, but it reflects current industry practice on the derivation and application of safe clearances under ESQCR 2002 and is therefore relevant evidence for assessing whether the rights now sought are necessary and proportionate. Instead of securing only what is needed to ensure safe clearances to the line in accordance with this technical specification, the Order would impose a de facto sterilisation of extensive land, without any proper explanation as to why more focused and predominantly temporary restrictions (for example, around tower bases, working areas, EPZ locations and agreed access routes) would not suffice.

3. Failure to take reasonable steps to understand impact

Paragraph 2.2 of the Guidance states that the confirming authority will expect the acquiring authority to demonstrate that it has taken reasonable steps to understand the impact of the exercise of compulsory purchase powers on affected persons through direct engagement with those parties. Paragraphs 17.1 to 17.5 reinforce the need for early engagement, regular communication, understanding of impacts, and consideration of whether alterations can be made to the scheme.

NGET has not complied with those requirements in relation to the Option Land. It has not provided the working area plan promised at the meeting on 19 November 2025, notwithstanding repeated follow-up. Without that information, the Objector cannot finalise the drainage strategy for the consented residential scheme or discharge the relevant planning condition. NGET has therefore failed to understand, and failed to engage

constructively with, the actual impact of the rights it seeks over the Option Land.

That failure is particularly important because paragraph 2.5 of the Guidance requires the acquiring authority to consider mitigation measures against identified impacts, and paragraph 13.4 requires the confirming authority to be satisfied that the interests of those affected have been considered and to have regard to mitigation offered. Here, NGET has not identified, let alone offered, any mitigation for the impact of the Order upon the Option and the consented development. The engagement to date has been largely presentational and has not included the basic technical information on winching and pulling areas, working footprints and access that would enable the Objector to replot its attenuation basins.

4. No reasonable efforts to acquire rights by agreement

Paragraph 12.3 of the Guidance requires reasonable efforts to have been made to negotiate acquisition by agreement before a compulsory purchase order is made. Paragraph 2.2 likewise requires the acquiring authority to attempt the acquisition of all land and rights included in the order by agreement.

In the case of the Option Land, no draft easement has been provided to the Objector and no negotiation of the terms of any proposed easement has taken place with the Objector as Promoter or with the wider development team. In those circumstances, NGET cannot demonstrate compliance with paragraph 12.3 of the Guidance in respect of the rights sought over the Option Land. It is not enough simply to assert, as NGET does at paragraph 5.1 of its Statement of Reasons, that it has attempted to engage constructively in meaningful discussions with all known owners and occupiers. In the absence of the proposed deed and engagement about the

terms sought, there has been no meaningful opportunity for the Objector to negotiate a scheme-compatible agreement.

Taken together, the breadth of the rights sought and NGET's failure to provide the basic technical and legal information required to enable the consented development to proceed demonstrate the approach adopted. They indicate that NGET has relied on compulsory powers and standard form wording as its primary route. That is inconsistent with the requirement to treat compulsory acquisition as a last resort following reasonable attempts to reach a negotiated, plot-specific agreement.

5. Unreasonable standard position on professional fees

Paragraph 17.7 of the Guidance states that agreeing to reimburse owners' and occupiers' reasonable costs of negotiation, or other costs and expenses likely to be incurred in advance of acquisition, can help build relations and help the scheme proceed more efficiently. Paragraph 19.1(h) similarly identifies the funding of owners' or occupiers' reasonable costs of negotiation and professional fees for surveys or reports as an appropriate step to alleviate concerns and assist understanding of the impact of the exercise of compulsory purchase powers.

The Objector's objection is that NGET's standard position is merely to make a contribution towards professional costs, rather than to pay the actual reasonable professional costs required to enable proper engagement and negotiation. That falls short of the approach contemplated by the Guidance. Where an affected party requires legal, valuation and technical advice to understand the impact of the rights sought and to negotiate any agreement properly, an acquiring authority cannot sensibly contend that it has made reasonable efforts to acquire by agreement if it will only contribute towards those costs rather than meeting the actual reasonable costs.

6. Inadequate land referencing to identify all affected interests

NGET has not undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. Section 5A of the Acquisition of Land Act 1981 permits an acquiring authority to serve notices requiring information about ownership, occupation and other interests in land, including the name and address of any person believed to have an interest in the land. The Objector is not aware that NGET has issued any valid notice under section 5A requiring the provision of information about interests affecting the Option Land, and in the absence of such steps there is no proper basis for asserting that all affected interests have been adequately identified.

Further, section 5B of the 1981 Act makes failure to comply with a section 5A notice without reasonable excuse a criminal offence, which underlines the formal and coercive nature of that information-gathering process. In practice, recipients of notices of that kind will often reasonably require professional advice in order to understand what is being sought and to respond accurately, particularly where the land is subject to layered contractual or development interests.

Given NGET's position that it will not reimburse the full cost of professional advice, the effectiveness of any such notices in obtaining the necessary information, had they been served, would in any event be open to question. The Guidance and standard CPO practice require diligent inquiry to identify qualifying persons and other interests likely to be entitled to notice or compensation, and the Order schedule should identify those persons so far as known after diligent inquiry. In those circumstances, it cannot be said that NGET has undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. Indeed, the

Objector has not been identified anywhere in the sealed Order and Schedule as having an interest in the Option Land.

7. Failure to provide the proposed deed of easement

The absence of the proposed deed of easement is a central deficiency. Without the deed, the Objector cannot evaluate the rights sought, the restrictions to be imposed on the Option Land, or the extent to which the proposed rights exceed what is reasonably necessary.

Paragraph 17.1 of the Guidance states that negotiations and engagement prior to, and in parallel with, preparing and making a compulsory purchase order help the acquiring authority understand the land and rights it seeks to acquire and the impact on affected interests. Paragraph 17.4 says acquiring authorities should consider different engagement methods to explain proposals, answer questions and confirm whether alterations can be made to the scheme. A process in which the proposed easement has not even been provided does not comply with that guidance and cannot amount to reasonable efforts to acquire by agreement.

8. Standard position of refusing reasonable amendments

The Objector understands that NGET's standard position on comparable schemes is not to agree amendments to its precedent easement wording. If that standard position is maintained here, it would be inconsistent with the Guidance's requirements for meaningful engagement and genuine attempts to acquire rights by agreement.

This objection is not advanced on the basis that NGET has already refused specific amendments proposed by the Objector in relation to the Option Land. Rather, it is directed at NGET's standard approach, which is

inconsistent with paragraph 17.4 of the Guidance requiring the acquiring authority to engage to explain proposals, answer questions and confirm whether alterations can be made to the scheme, and paragraph 17.8 requiring evidence that such engagement has been undertaken.

9. Rights sought materially exceed voluntary easement rights

The easements that NGET proposes where it has made a compulsory purchase order differ materially to the form of easement entered into voluntarily where there is no CPO in the background. The Order easements are materially broader and more onerous than the easements NGET commonly accepts when rights are acquired by agreement for the same infrastructure.

That matters for two reasons. First, it shows that the broader rights now sought cannot be assumed to be necessary. Secondly, it demonstrates non-compliance with paragraph 12.3 of the Guidance and paragraphs 17.1 to 17.7 of the Guidance, because insisting on materially wider rights in the compulsory purchase context than are routinely accepted in voluntary transactions is not a genuine attempt to acquire only what is necessary by agreement.

10. Level of control sought inconsistent with an easement

The rights sought in the easements NGET proposes where a compulsory purchase order has been made are so broad that, if exercised to their full extent, they would permit repeated disturbance of the land and repeated occupation of working areas or compounds. Rights of that nature approach a level of control inconsistent with the ordinary characteristics of an easement, which presupposes that the servient owner retains meaningful use of the land.

That is relevant both to necessity and to the adequacy of NGET's attempts to acquire rights by agreement. Paragraph 2.2 of the Guidance requires the acquiring authority to attempt acquisition of the land and rights included in the Order by agreement, while paragraph 12.3 requires reasonable efforts to negotiate acquisition by agreement. Seeking rights that go materially beyond what an easement ordinarily requires, and beyond what is reasonably necessary for the Project, cannot amount to a reasonable attempt to acquire the rights actually needed.

This approach also results in a de facto sterilisation of land below and around the line which has not been justified by reference to any specific statutory clearance requirement or operational constraint. In circumstances where industry technical guidance envisages normal use of land beneath and adjacent to lines, provided quantified minimum clearances and safe-working measures are respected, there is no adequate explanation as to why such an approach could not be adopted here instead of acquiring rights that effectively exclude development.

11. Rights packages do not reasonably limit the rights per plot

The Guidance requires the acquiring authority to take only such land and rights as are reasonably necessary and to explain the rights sought with sufficient clarity. NGET's rights packages do not achieve that. The same intrusive rights appear across multiple packages, with the result that the package labels do not operate as meaningful limits on the activities that may be carried out on a given plot.

For example, compound-type rights are not confined to any dedicated construction compound category, but also appear within other rights groups. The package structure therefore obscures the true scope of what is sought

and makes it impossible to conclude that NGET has tailored the rights on a plot-specific basis. That is inconsistent with the Guidance's insistence upon careful justification, proportionality, and minimisation of interference.

In circumstances where activities are required only during defined construction windows, NGET has not shown why temporary licences or temporary rights would not suffice. Nor has it explained why it is necessary or proportionate to impose enduring restrictions that would sterilise or materially constrain the implementation of the consented residential scheme. It also makes it difficult to see how NGET has had any regard to the consented layout and phasing of the residential scheme on the Option Land.

12. Permanent rights sought where temporary rights would suffice

Paragraph 4.2.7 of NGET's Statement of Reasons states that the Project re-uses the existing towers and alignment, avoids new land-take, and keeps access requirements to short, defined construction windows. Yet the rights sought over the Option Land include powers for compounds, working areas, temporary access arrangements and other construction-stage activities on a permanent basis.

That is inconsistent with the Guidance's emphasis on minimising the extent of compulsory rights and considering mitigation and less intrusive alternatives. If activities are required only during defined construction windows as stated, NGET has not shown why temporary licences or temporary rights would not suffice.

13. Incorrect Engagement Log to the Statement of Reasons

Paragraph 17.8 of the Guidance states that acquiring authorities are expected to provide evidence that the negotiations and engagement contemplated by the Guidance have been undertaken. The Engagement Log appended to NGET's Statement of Reasons does not satisfy that requirement in relation to the Objector.

The Engagement Log records that two meetings have taken place with the Objector's development team discussing development in relation to land interest held by Matthew Benjamin Blackwell, being plots 68/8 and 69/1. That is wrong. The Engagement Log conflates engagement with other land interests and other parties as engagement with the Objector's development team and is therefore not a reliable evidential basis on which to conclude that reasonable efforts have been made to acquire rights over the Option Land by agreement.

14. Statement of Reasons wrongly suggests concerns addressed

Paragraph 11.6 of the Statement of Reasons states that NGET has sought to minimise the impact on private interests, including by amending the Project to address specific landowner concerns where reasonably practicable. In relation to the Option Land, that is not correct.

As noted above, NGET did not raise any objection to the grant of planning permission when consulted on the planning application for the consented residential scheme. Instead, NGET's concerns about a potential conflict between the Project and the approved drainage strategy were brought forward through its correspondence with the local planning authority on Condition 9 (surface water drainage), in which it requested that no development should commence until a detailed drainage scheme had been submitted, approved and agreed with NGET through the condition-discharge process. The practical effect of that approach has been

to prevent commencement of the consented scheme unless and until NGET is satisfied with the drainage design, even though no objection was raised at application stage.

At the subsequent meeting on 19 November 2025, NGET agreed to provide a working area plan so that the Objector could amend the drainage strategy to address the concern it had raised via that condition-discharge route, but that plan has still not been provided. Without that information, the Objector cannot finalise the drainage strategy or discharge the relevant condition, and so the consented development remains unable to be implemented.

Therefore, contrary to amending its Project to address concerns where reasonably practicable, NGET has done the opposite in relation to the Option Land: it chose not to object to the planning application itself, then used the condition-discharge process to interpose its Project as a bar to commencement of the consented scheme, and has failed to provide the information necessary for the Objector to resolve the concern NGET has itself created.

NGET has therefore not complied with paragraphs 2.2, 2.5 and 17.1 to 17.5 of the Guidance, which require it to understand impacts through direct engagement, consider mitigation measures, engage early and regularly, and consider whether alterations can be made to the scheme.

15. Insufficient basis for asserting existing rights are not sufficient

Section 7.3.3 of the Statement of Reasons states that NGET reviewed 93 existing easement documents and determined that none were sufficient for the purposes of the Project. That assertion is unsupported by plot-specific reasoning (it does not identify why any genuine deficiency could not be

addressed by narrower supplemental rights) and is particularly difficult to reconcile with NGET's own description of the Project.

NGET proposes to reconductor the existing Quad Zebra conductors to Triple Araucaria, as noted at paragraph 1.2 of the Statement of Reasons. That is a reduction in the number of conductors currently in existence. The existing easements will almost certainly allow at least the current number of conductors, and will ordinarily provide for their replacement and for access for works. If they do not allow for up to the current number of conductors, that has plainly not presented an operational difficulty because the lines have existed and operated for many years.

Further, even if an increase in voltage above 400kV were proposed, which does not appear to be the case on NGET's own description of the Project, NGET has historically operated at voltages exceeding the 275kV figure stated in some easements without apparent difficulty. Against that background, NGET has not demonstrated, as paragraphs 12.1 to 13.4 of the Guidance require, why the acquisition of new rights over the Option Land is in fact necessary.

16. Failure to show the existing wayleave regime is inadequate

The Electricity Act 1989 already provides a statutory route for retention of line rights where voluntary agreement is unavailable. In light of paragraph 12.3 of the Guidance, NGET must show why that existing legal framework, together with existing easements and negotiated supplemental rights where necessary, is insufficient before seeking broad new permanent compulsory rights over the Option Land.

NGET has not provided that explanation. A preference to improve its long-term property position, replace historic arrangements with modern

precedent wording, or secure a more convenient package of rights does not itself amount to a compelling case in the public interest for compulsory acquisition.

Further, NGET's own Statement of Reasons states that the Project may rely on permitted development rights, existing consents for the retained route, and other statutory powers including powers under the New Roads and Street Works Act 1991. Unless NGET can demonstrate that it has no existing lawful avenue for carrying out the works and thereafter accessing and maintaining the line, the statutory test of necessity is not made out.

17. Material prejudice has not been weighed in the public interest

The Guidance requires the confirming authority to take a balanced view between the concerns of those affected and the wider public interest, and to be satisfied that the interests of those affected have been considered. The Option Land is subject to a live option agreement and benefits from planning permission for residential development. The Option has already had to be extended pending clarity as to the impact of the Order.

NGET has not addressed the obvious public interest question: how can it be in the public interest to unnecessarily impede, delay or sterilise a consented residential development through the acquisition of rights wider than are reasonably required for a reconductoring scheme on an existing line?

NGET's own Statement of Reasons identifies housing growth and economic development as part of the wider context for electricity demand and network reinforcement. It is therefore inconsistent for NGET to rely on those wider growth needs while failing to assess or minimise unnecessary interference with a consented housing scheme on the Option Land.

The Statement of Reasons does not contain any meaningful plot-specific consideration of that issue, nor any demonstration that access routes, working areas or the scope of rights have been reduced so as to minimise interference with the consented scheme, contrary to paragraphs 2.2, 2.5, 13.1 and 13.4 of the Guidance.

18. Disproportionate interference with Human Rights

Paragraph 12.4 of the Guidance requires the acquiring authority to be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the affected land, with particular consideration to Article 1 of the First Protocol (and, where applicable, Article 8). Paragraph 2.10 of the Guidance makes the same point.

The Objector's promoter interest in the Option Land, coupled with the consented residential development and its contractual rights and economic expectations under the option agreement, is a substantial economic interest and a possession for these purposes. NGET cannot demonstrate proportionality merely by pointing out that a compensation claim may, in principle, be made. If the rights sought are wider than reasonably necessary, if NGET has failed properly to engage and mitigate impacts, and if the Order would unnecessarily prejudice a consented residential development, the interference with the Objector's rights is not proportionate and therefore does not comply with the Guidance.

CONCLUSION TO THE OBJECTIONS

For the reasons set out above, the Objector submits that the statutory and policy tests for the confirmation of a compulsory purchase order have not

been satisfied. The Objector therefore respectfully invites the Secretary of State to decline to confirm the Order.

If, however, the Secretary of State is minded to confirm the Order, the Objector invites the Secretary of State in the alternative to materially modify the Order so that any rights are limited to temporary possession powers over specifically identified access routes, working areas, EPZ locations, crane pads and cable pull locations, and only for the periods during which those areas are required for the Project.

Any such rights should, in any event, be confined to those areas (if any) for which NGET demonstrates that no existing easement, statutory wayleave, warrant, consent, highway power, or other statutory or contractual mechanism provides a sufficient lawful means to carry out the relevant works and thereafter to access and maintain the line.

SIGNED:

Harrison Riddle
for and on behalf of the Objector

DATED: **17 / 06 / 2026**

1-3 Strand
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5 August 2026

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Dear M Scott Properties,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. National Grid Electricity Transmission plc ("NGET") has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. We would be happy to discuss this further with you on site.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills, commenced land referencing in July 2025 and began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The rights sought under the CPO relate solely to the acquisition of permanent rights where they are necessary to access, maintain and retain existing infrastructure, together with temporary rights to enable the overhead line upgrade. No rights are sought to acquire land or erect new infrastructure. National Grid recognises that owners and occupiers require appropriate professional advice to understand and respond to the rights sought. National Grid is committed to meeting professional costs that are reasonably incurred and proportionate to the work required in line with the Compensation Code and relevant RICS and CAAV guidance.

National Grid does not agree that it has failed to undertake an adequate land referencing exercise or that it has failed to identify interests likely to be affected by the Order.

A comprehensive land referencing exercise was undertaken to identify all persons with an interest in the Order Land. This included Land Registry investigations, desktop research, Land Information Questionnaires ("LIQs"), follow-up enquiries and ongoing engagement with landowners and occupiers. Land referencing commenced on 21 July 2025, with engagement commencing in September 2025 and continuing throughout the development of the Project.

As part of this process, 869 Land Information Questionnaires were issued, followed by 548 chaser questionnaires where responses had not been received. A total of 363 completed questionnaires were returned and processed, resulting in further engagement with affected parties, including meetings, correspondence and the issue of voluntary rights offers. This process enabled National Grid to identify interests in land and seek to acquire the necessary rights by agreement wherever possible.

National Grid does not accept that the absence of notices under section 5A of the Acquisition of Land Act 1981 demonstrates that the land referencing exercise was inadequate. Section 5A provides one mechanism by which information may be obtained but does not require an acquiring authority to utilise that power in every case. The relevant test is whether National Grid has undertaken diligent inquiry to identify persons with interests in the Order Land. National Grid is satisfied that it has done so.

We acknowledges that land referencing is an iterative process and that additional information may come to light as engagement continues. Where further information regarding ownership, occupation or interests has been identified during the course of the Project, this has been investigated and, where appropriate, the relevant records updated and affected parties engaged accordingly.

National Grid therefore considers that it has undertaken a proportionate and robust land referencing exercise and has complied with the relevant statutory requirements and Government Guidance. It remains committed to continuing engagement with affected parties and will consider any further information provided regarding land interests as the Project progresses.

NGET requires as far as possible a consistent approach to its infrastructure, and to ensure that it has all necessary rights in order to access, maintain, and deal with that infrastructure. NGET has produced a straightforward form of easement presenting a balanced approach. In agreeing in principle to a voluntary agreement, landowners are not bound to enter into an easement; they are simply indicating a willingness to consider the same. NGET is willing to negotiate and agree minor variations to that deed where necessary and to reflect the specific circumstances of the land affected. For example, where there are existing features which would immediately cause a breach of the standard deed terms (but which are not an existing breach) sterilisation distances can be varied within reason to accommodate such matters.

NGET just asks that landowners raise their specific concerns via their legal representatives or direct with National Grid so that an acceptable position can be reached where appropriate.

National Grid does not agree that it has failed to provide evidence of the negotiations and engagement undertaken in relation to the Project. The Engagement Log appended to the Statement of Reasons forms part of the evidence demonstrating the programme of engagement undertaken with affected parties and should be read alongside the wider engagement undertaken throughout the Project, including Land Information Questionnaires, meetings, correspondence, telephone discussions and voluntary rights negotiations. National Grid is satisfied that it has complied with the expectations set out in the Government's Guidance in seeking to acquire the necessary rights by agreement before relying upon compulsory purchase powers.

The Engagement Log is intended to provide a summary of engagement undertaken and should not be viewed in isolation. National Grid maintains detailed project records of engagement and negotiations and remains satisfied that reasonable efforts have been made to engage with affected parties and seek to secure the necessary rights by voluntary agreement.

National Grid will address any factual matters relating to the engagement history with the Objector within the response to the individual objection where appropriate.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. NGET has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a “compelling case in the public interest”. NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 19- David Laurence Bolton

[redacted]

Subject: Pelham to Rayleigh - Objection on behalf of David Lawrence Bolton

Dear Mr McKenna

Further to the submission of the Compulsory Purchase Order (CPO) application to The Secretary of State for Energy Security and Net Zero in relation to the National Grid, Pelham to Rayleigh scheme, I am submitting an objection on behalf of my client David Lawrence Bolton) of [redacted].

The CPO contains revised land rights which National Grid seek to acquire from landowners. My client has existing easement agreements with National Grid and objects to the variation of the terms within these agreements through a blanket CPO.

I request National Grid's confirmation that:

1. All existing rights benefiting my client will be reflected in a new agreement
2. Any variation to the terms will be considered on a case-by-case basis and no blanket CPO applied to every landowner.

To date, we have received minimal engagement from Savills and National Grid who are still yet to provide a fully comprehensive set of terms making it incredibly difficult for my client to determine exactly where they stand in relation to this scheme moving forward.

Yours sincerely,

Benjie Fairbanks Weston on behalf of David Bolton

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For further details of Strutt & Parker please visit our web site

http://www.struttandparker.com.

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

David Laurence Bolton
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear David Laurence Bolton,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

It is our hope that the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 20- Berwick Hall Farm Limited

OBJECTION IN RESPECT OF THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINSFORCEMENT) COMPULSORY PURCHASE ORDER 2026

SUBMITTED BY BROWN & CO PROPERTY CONSULTANTS AS AGENTS FOR AND ON BEHALF OF

BERWICK HALL FARM LIMITED

INTRODUCTION

BERWICK HALL FARM LIMITED (Jane and Freddie Clark) are the owners of Hole Farm, Stambourne Road, Finchingfield, Braintree, Essex, CM7 4PG (Land Registry Title No. EX713154 & EX733466).

The holding forms a traditional farming business which extends to approximately 423 acres. This is a combination of a 6 bedroom farmhouse, farm buildings, arable land, grassland, woodland and a vineyard.

The farmhouse was being used as a holiday let and the land is farmed in hand, but a contractor [redacted] undertakes the farming practices. The vineyard which goes under the pylons is held in hand and is managed by an external company.

DEED OF GRANT

The Deed of Grant dated 3rd March 1969, a copy of which is attached at Appendix 1, enables National Grid Electricity Transmission Plc (National Grid) to benefit from extensive rights over the Estate to, "erect retain use maintain repair renew inspect and remove the electricity lines and works specified in the Schedule".

As is highlighted throughout the comments below, it is considered that this Deed is sufficient in its' current form, to enable the proper ongoing operation and management of the line.

Although the Statement of Reasons outlines the need and justification for the CPO application, the landowners' would like it noted that when, in 2023, National Grid sought entry across the Property to renew the strings on one side of the overhead lines, through discussion between the Parties, access was facilitated outside of the existing easement enabling them to (a) minimise the time taken to complete the works, (b) use the Properties private roads which were safer, (c) reduce associated crop loss and disturbance arising therefrom.

COMPULSORY PURCHASE ORDER

The landowners understand that the underlying purpose of the Compulsory Purchase Order (CPO) is to align the rights held by National Grid in respect of this line with others now under construction or proposed to be constructed, as set out in the Statement of Reasons, but consider that the rationale and requirement for it is not and has not been justified.

A copy of the CPO Submission Plans, in some far as they relate to the Property, are attached as Appendix 2.

OBJECTIONS TO THE COMPULSORY PURCHASE ORDER

The landowners' objections to the CPO can be summarised as follows;

- **1969 Deed of Grant**

  It is considered that the existing Deed of Grant already provides National Grid with sufficient rights to manage and maintain the line.

The Deed provides the following rights,

- **Installation and operational rights** – the right to erect, retain, use, maintain, repair, renew, inspect and remove electric lines and towers.
- **Access rights –** the right to enter the land at all times with vehicles, plant and equipment for the above purposes.
- **Vegetation management** – the right to fell or lop trees interfering with the lines
- **Ancillary protections** – the Deed contained restrictions on landowner:
  - Not to build within clearance distances
  - Not to raise ground levels affecting safety clearances
- **Compensation provisions –** the right to compensation for:
  - Physical damage
  - Future "injurious affection" where planning permission is obtained.

Whilst the need to modernise and refurbish the line and associated towers is accepted, the extensive new rights now sought, under either the CPO or by Private Treaty (see below), far exceed those originally granted and appear unnecessary given National Grid's ability to maintain the line, since construction, without issue.

- **Rights to be Acquired under the CPO**

  Paragraph 5.7 of the Statement of Reasons sets out the extent of the 'rights' to be acquired under the CPO split between 'Overhead Line Rights', 'Construction Compound Rights' and 'Construction and Operational Access Rights'.

  A comparison of the rights contained within the 1969 Deed and those sought under the CPO can be summarised as follows;

Aspect	Deed of Grant (1969)	Section 5.7 Rights (2026)
Purpose	Operate and maintain existing line	Deliver upgrade and full lifecycle works
Construction rights	Not explicit / very limited	Extensive construction and installation rights
Upgrade/replacement	"Renew" but narrow and ambiguous	Explicit right to replace, upgrade, reconductor
Access	Basic access for maintenance	Full access regime, incl. temporary roads and adjoining land
Temporary works	Not included	Compounds, cabins, welfare, lighting

Aspect	Deed of Grant (1969)	Section 5.7 Rights (2026)
Land use control	Clearance restrictions only	Power to prevent interfering uses
Technology	Fixed infrastructure assumptions	Includes modern methods (e.g. drones)
Environmental works	Tree clearance only	Full environmental mitigation rights

In detail, the additional rights comprise,

- **Overhead Line Rights** – these now cover the entire lifecycle, including:
  - Construction, commissioning and decommissioning
  - Operation, maintenance, repair, renewal, replacement
  - Removal and upgrading of infrastructure

  Plus extensive ancillary rights:
  - Entry, oversailing, and working across land
  - Temporary works (scaffolding, fencing, compounds)
  - Storage of materials and machinery
  - Construction of access tracks – this introduction of hard core etc will mess up drainage and there is no reference for seeking to use the existing tracks as opposed to building new ones.
  - Drainage and dewatering works
  - Crane oversailing and airspace use
  - Use of drones for inspection
  - Prevention of land uses that interfere with the line

  The Landowner are concerned that the rights being sought will be used to, (a) provide access to adjoining land Holdings and (b) to store material, site welfare facilities, etc. for work on adjoining land holdings, resulting in their own land being affected for longer periods than is necessary at National Grid's discretion, with little regard to the requirements and views of the landowner or occupier.

- **Construction Compound Rights** - Separate rights for:
  - Establishing temporary works compounds
  - Cabins, welfare, generators, lighting
  - Storage and processing of materials
  - Archaeological and environmental mitigation

- **Construction & Operational Access Rights - full access at all times** for:
  - Construction
  - Upgrading
  - Maintenance
  - Removal
- Rights to:
  - Build temporary roads
  - Undertake traffic management
  - Remove obstacles and structures
  - Access adjoining land via the subject land

It is considered that the 'rights' now sought go beyond those that National Grid reasonably require to operate and manage the line and will impinge upon the rights of the landowners and the occupiers of the land. The Landowners are also concerned that the scope of the rights sought have the potential to affect access to the land holdings / fields during their occupation, including cross overs and will disturb / damage existing land and mole drainage in the fields.

- **Landowner Engagement**

To date, there has been minimal direct engagement between National Grid, the landowners and / or their agents' regarding the proposed CPO. It appears to be National Grids' strategy to apply for a CPO and then talk – somewhat Trumpian. The Landowners have, to date, seen little evidence of National Grid engaging in meaningful negotiation with terms being presented on a 'take it or leave it basis.

In March 2026, National Grid's agents', Savills circulated a summary of 'key terms' for a revised Deed of Grant, which landowners were encouraged to sign to obviate the acquisition of rights under the provisions of a CPO. A copy of the summary of 'key terms' is attached as Appendix 3.

At the date of submission, the landowners' agents', Brown & Co, continue to press Savills for a meeting to review the summary of 'key terms'.

When National Grid make their formal application for a Development Consent Order, they will be required to provide evidence to the Inspector at the Public Inquiry of their engagement with landowners and that they acted reasonably in their negotiations therewith. Coupled to that, they will also need to demonstrate that they have not contravened the landowners Human Rights. Article 1 of the First Protocol (**A1P1**) to the European Convention on Human Rights states that:

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deemed necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties."

Whilst the landowners' accept that A1P1 is a qualified right, in that no one shall be deprived of his possessions *"except in the public interest and subject to the conditions provided for by law'*, the requirement for the CPO will be contested, unless a clear rationale for the need for the provision of the extensive additional rights sought over those existing has been established.

- Payment Rates

There is an apparent inconsistency within the Land Rights Strategy and Payment Schedule for Assets between those landowners who, in 1964, signed a Deed of Grant to facilitate the construction of the line and those who simply entered into a Wayleave Agreement, for which they have subsequently continued to receive an annual payment.

Whilst National Grid are offering a payment of £1,000 per landowner to upgrade their rights, irrespective of the number of pylons or length of oversail across their land where a Deed of Grant was entered into, those whose land is subject to a Wayleave Agreement are being offered an appropriate tower rate for a new easement. Given the nominal sums paid for the permanent easements in 1969, this disparity should be addressed as part of the CPO process.

SUMMARY

Although the landowners' object to the CPO as drafted, they remain committed to further dialogue and negotiations with National Grid and their agents, with the objective of reaching a compromise to enable a new Deed of Grant reflecting some elements of modernisation to be achieved, subject to fair compensation for the rights being granted.

17th June 2026

APPENDIX 1

Deed of Grant

made the third day of March One thousand nine hundred and sixty nine BETWEEN LAWRENCE WILLIAM DRYSDALE DAVID DONALD DRYSDALE and DOUGLAS JOHN DRYSDALE all of [redacted] carrying on business as "Drysdale Bros." (hereinafter called "the Grantor" which expression where the context so admits shall be deemed to include his successors in title and assigns) of the first part LLOYDS BANK LIMITED (hereinafter called "the Mortgagees") of the second part and the CENTRAL ELECTRICITY GENERATING BOARD (hereinafter called "the Board" which expression where the context so admits shall be deemed to include their successors and assigns) of the third part

WHEREAS the Grantor is seised for an estate in fee simple in possession of the property hereinafter described subject to the Legal Charge next hereinafter recited but otherwise free from incumbrances

AND WHEREAS by a Legal Charge dated the Ninteenth day of March One thousand nine hundred and sixty three made between the Grantor of the one part and the Mortgagees of the other part the said property hereinafter described was charged by way of legal mortgage to secure the payment to the Mortgagees of the sums therein mentioned with interest thereon in accordance with the provisions therein contained

AND WHEREAS the rights and liberties hereinafter mentioned are required by the Board for the purpose of their functions

AND WHEREAS the Grantor with the consent of the Mortgagees testified by their executing these presents the Mortgagees being satisfied with the security which will remain has agreed to sell and the Board have agreed to purchase the said rights and liberties at the price of [redacted]

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of [redacted] paid by the Board with the consent of the Mortgagees to the Grantor (the receipt of which sum the Grantor hereby acknowledges) the Grantor as Beneficial Owner HEREBY GRANTS and the Mortgagees as mortgagees and by the direction of the Grantor HEREBY SURRENDER AND RELEASE unto the Board FULL RIGHT AND LIBERTY for the Board to retain use maintain repair renew inspect and remove the electric lines and works specified in the Schedule hereto (together hereinafter referred to as "the electric lines") on and over the property situate at Finchingfield in the County of Essex and known as Hole Farm part of which said property is shown on the plan annexed hereto and thereon coloured pink and as incidental to the rights and liberties hereinbefore described FULL RIGHT AND LIBERTY for the Board at their own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and coppice wood now or hereafter standing on the said property which would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines and also FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to

SEQ206

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time and at all reasonable times hereafter with or without vehicles plant and equipment to enter upon the said property for all or any of the purposes aforesaid TO HOLD the rights and liberties hereby granted unto the Board in fee simple as appurtenant to their undertaking discharged from the said Legal Charge and all principal moneys and interest thereby secured and all claims and demands thereunder

2. THE Board HEREBY COVENANT with the Grantor as follows :-

(a) that the erection of the electric lines shall be executed by the Board in accordance with the Regulations of the Minister of Power made or having force under section 60 of the Electricity Act 1947 applicable thereto for the time being in force

(b) that they will make good to the reasonable satisfaction of the Grantor any damage to the said property or to the buildings trees hedges fences crops or livestock of the Grantor caused by the electric lines or by the erection of the electric lines If for any reason any such damage cannot be made good or if the Board so prefer they shall in lieu of making good such damage compensate the Grantor therefor

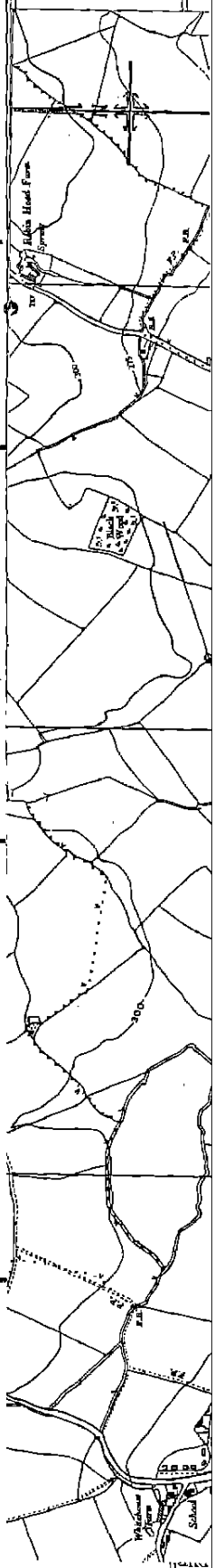
(c) that if required by the Grantor so to do they will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property of the Grantor neat and tidy

(d) that they will keep the Grantor indemnified against all actions which may be brought and all claims and demands which may be made against the Grantor by reason of any default or negligence on the part of the Board in the erection of the electric lines or any failure to repair the same Provided that the Grantor shall as soon as practicable give notice in writing to the Board of any such action or claim brought made or threatened against the Grantor and shall not settle adjust or compromise such action or claim without the consent of the Board

THE expression "the erection of the electric lines" herein used includes the retention user maintenance repair renewal inspection and removal of the electric lines

ANY dispute or difference arising under this clause shall be submitted to arbitration in manner provided by the Arbitration Act 1950 or any statutory modification thereof for the time being in force

3. THE Grantor and the Mortgagees with intent to bind the said property hereinbefore described into whosesoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines but not so as to incur any personal or other liability on the part of the Mortgagees other than for their own personal acts or defaults if and while mortgagees in possession HEREBY COVENANT with the Board



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that the Grantor and the Mortgagees and those deriving title under them will at all times hereafter observe and perform the following stipulations that is to say :-

(a) that no part of any dwellinghouse building or other erection which may at any time be upon the said property shall be so constructed or placed as to be within Eighteen feet of the conductors mentioned in the first part of the Schedule hereto or within Fifteen feet of the conductors mentioned in the second part of the Schedule hereto when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said Schedule and that no tree or coppice wood shall at any time hereafter be planted on the said property under the electric lines or within a distance of One hundred and fifteen feet on either side of the route of the electric lines mentioned in the first part of the Schedule hereto or within a distance of ninety feet on either side of the route of the electric lines mentioned in the second part of the Schedule hereto

(b) that the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet in the case of the conductors mentioned in the first part of the Schedule hereto or less than Twenty two feet in the case of the conductors mentioned in the second part of the Schedule hereto at a temperature of One hundred and twenty two degrees Fahrenheit

4. THERE shall be deemed to be incorporated in this Grant covenants by the Grantor and the Mortgagees with the Board for title and further assurance in respect of the rights and liberties hereinbefore granted to the same effect as the covenants referred to in Section 76 of the Law of Property Act 1925

5. THE written Consents dated the Tenth day of January One thousand nine hundred and forty nine and the Second day of May One thousand nine hundred and sixty three to the placing of the electric lines over the property hereinbefore described given to the British Electricity Authority and the Board respectively by Sarah Ann Drysdale (the predecessor in title to the Grantor) are hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consents

6. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five thousand five hundred pounds

IN WITNESS whereof the Grantor has hereunto set his hand and seal and the Mortgagees and the Board have caused their respective Common Seals to be hereunto affixed the day and year first before written

NT with the Board

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THE SCHEDULE before referred to

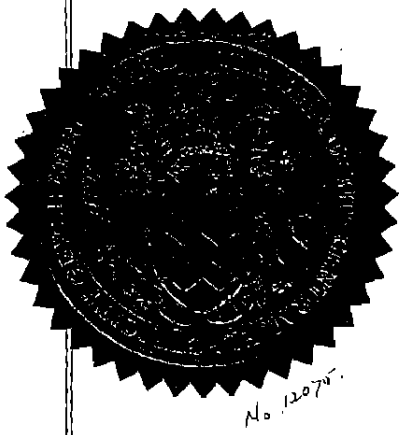
FIRST PART

TWENTY FOUR conductors for transmitting electricity by three-phase current at a frequency of fifty cycles per second and at a pressure of 400,000 volts together with one earth wire and three towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and towers being erected in the position approximately indicated by a blue line and blue circles respectively on the said plan attached hereto

SECOND PART

TWENTY FOUR conductors for transmitting electricity by three-phase current at a frequency of fifty cycles per second and at a pressure of 132,000 volts together with one earth wire one tower and part of a tower for supporting the same and the equipment required by the Board in connection therewith the said conductors tower and part of a tower being erected in the position approximately indicated by a red line and red circles respectively on the said plan attached hereto

(THE COMMON SEAL of the Central
(Electricity Generating Board is
(hereunto affixed and is
(authenticated by :-



No. 12074

Secretary

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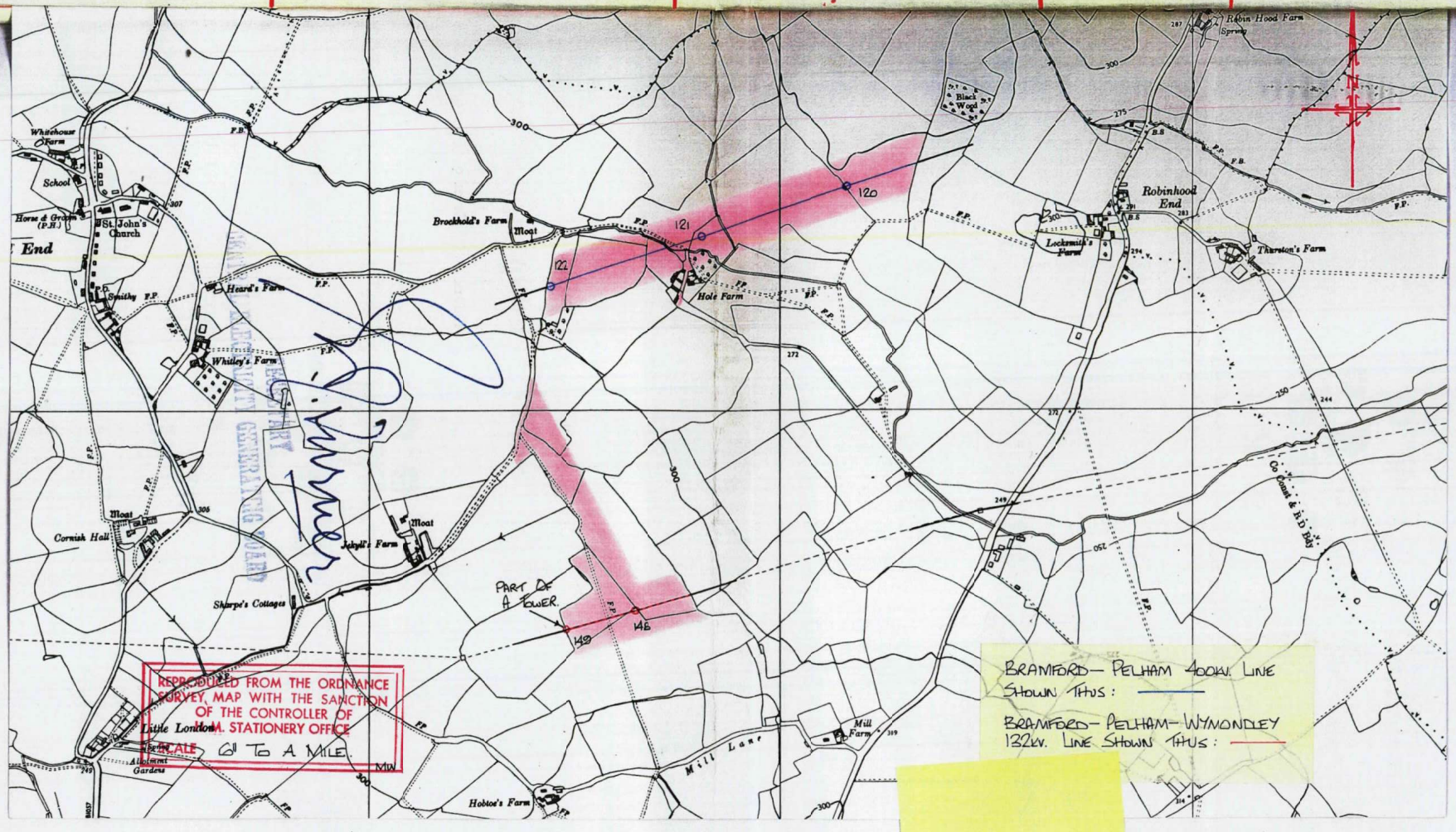

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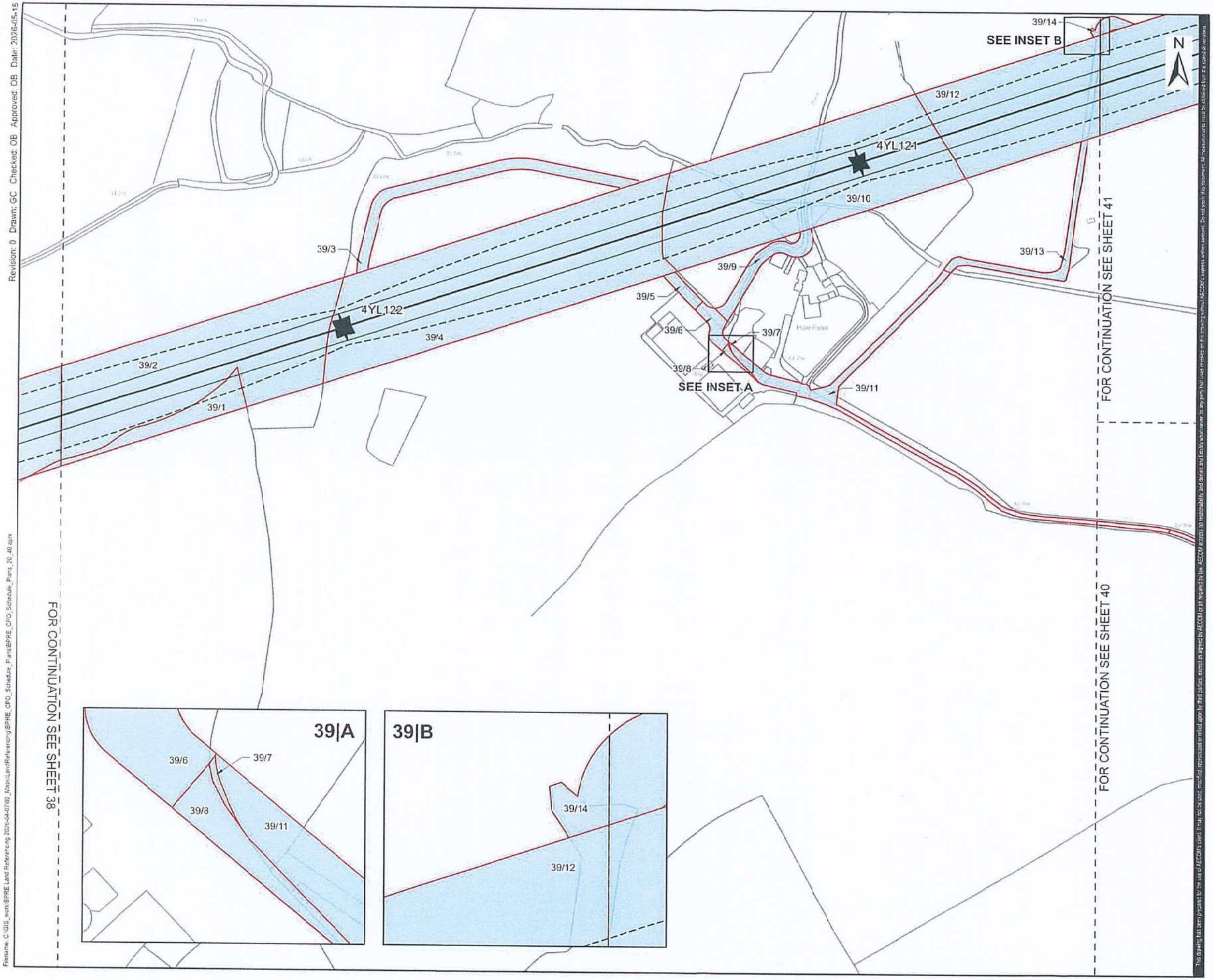
APPENDIX 2



Revision: 0 Drawn: GC Checked: OB Approved: OB Date: 2026-05-15

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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 39 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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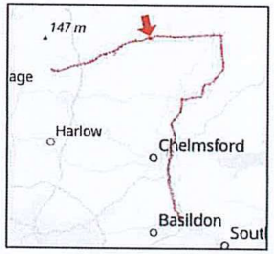


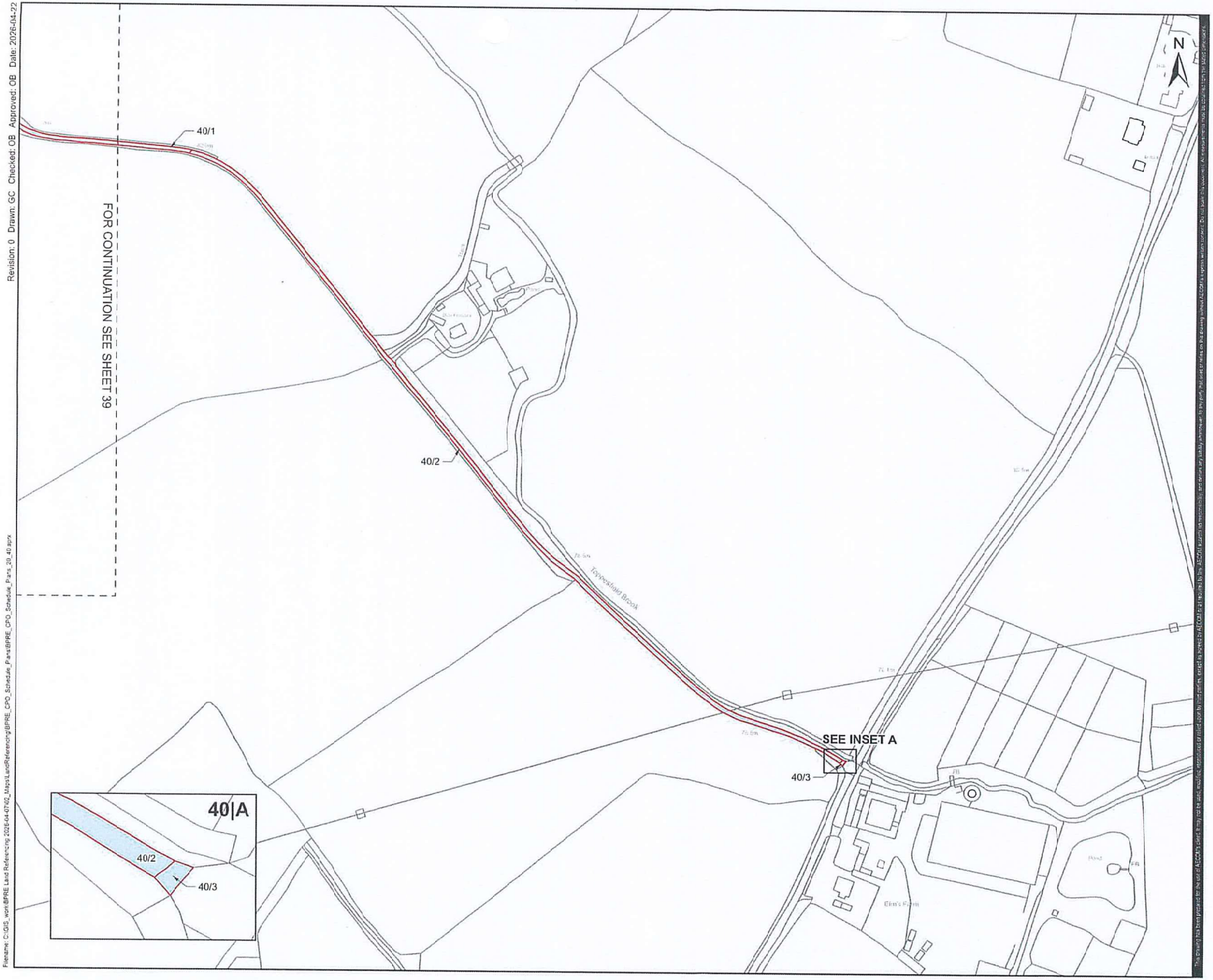
The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13920

BPRE-NGC-XXXX-XXXXXX-DRW-LM-000040



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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 40 of 152

CONSULTANT

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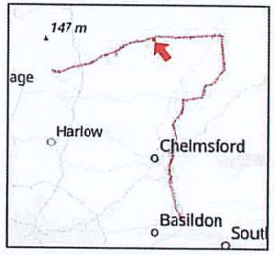


The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

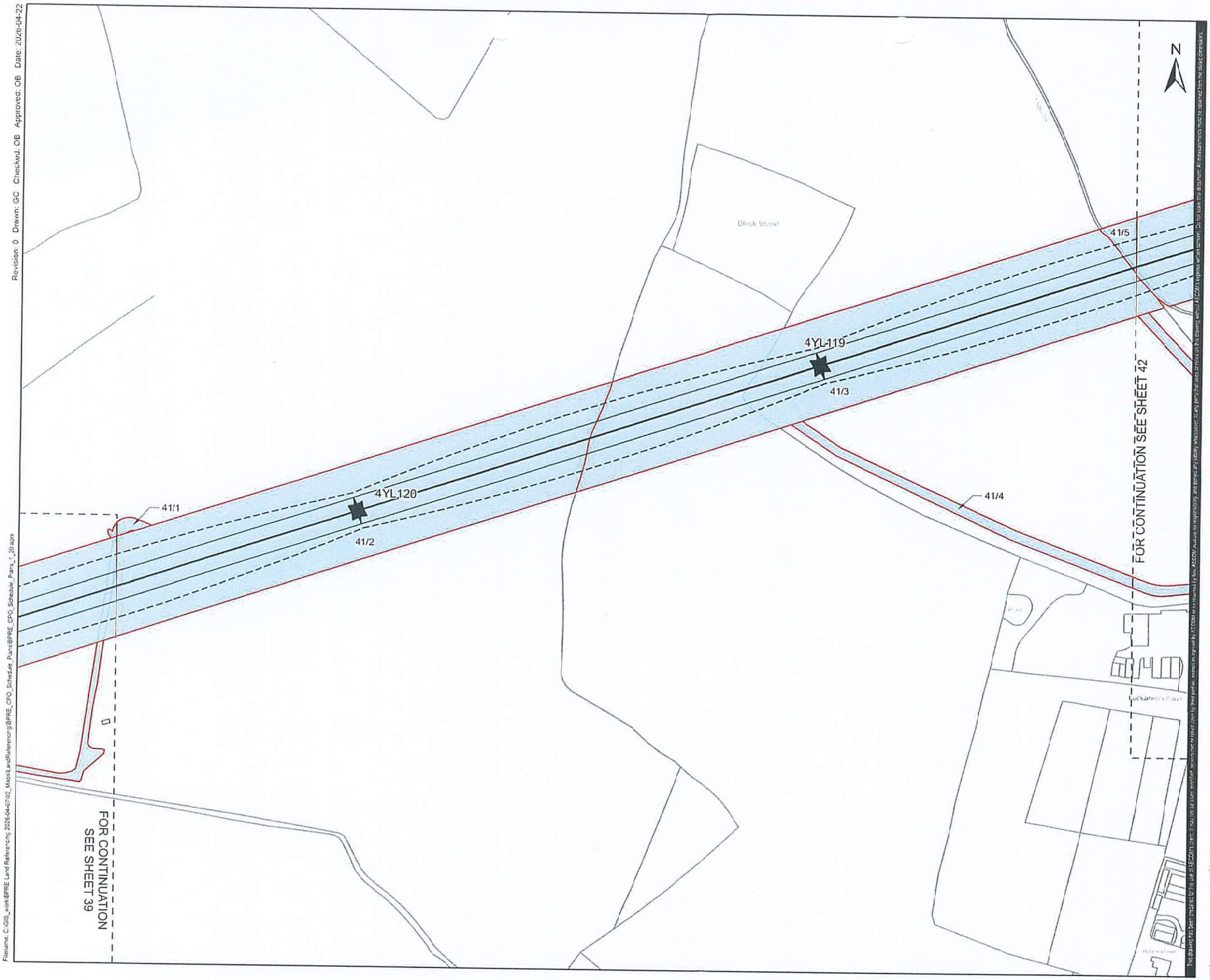
.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13925

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000041



CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 41 of 152

CONSULTANT

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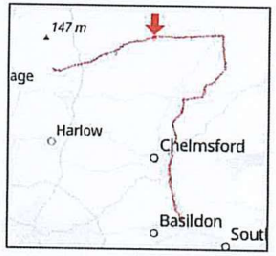


The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NFET3920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000042

APPENDIX 3

Pelham to Rayleigh: Summary of key terms – deed of grant

RIGHTS GRANTED

The landowner will grant the following rights (**Rights**) with full title guarantee for the benefit of NGET and NGET's undertaking for the transmission of electricity (**NGET's Undertaking**):

- With or without vehicles, plant, and equipment to enter and exit the landowner's property (including any part that is highway) (**Landowner's Property**) by any reasonable route to carry out such works as are necessary to erect the Electric Lines and thereafter use, operate, retain, inspect, survey, maintain, repair, alter, renew, replace and remove the Electric Lines and all apparatus and works associated with NGET's Undertaking.

  Electric Lines *are the overhead lines (shown in the positions approximately indicated by [a] solid [red] line[s] on the plan attached, and subject to their maximum swing shown approximately with a dashed red line) for transmitting electricity for the purposes of its or their operations together with an earth wires, fibre optic cables (in connection with the use of NGET's Undertaking only), and the Towers (if any) for supporting the same together with such ancillary equipment and apparatus as may be required by NGET.*

  Towers *are the tower(s) either erected or to be erected in the position(s) approximately indicated by [filled red square(s)] on the plan attached.*

- To construct, install, use and remove such temporary road(s) over the Landowner's Property as NGET may require.

- With or without vehicles, plant, machinery, and equipment at NGET's expense and in a proper and woodmanlike manner to fell, trim, lop, prune, pollard or cut any trees, hedges, bushes and other vegetation on the Landowner's Property and to remove any obstacle from the Landowner's Property which obstructs or interferes with the exercise of the Rights.

- With or without vehicles, plant, machinery, and equipment to enter the Landowner's Property to access any adjoining land in connection with NGET's Undertaking.

- All necessary rights of support for the Electric Lines and Towers.

- To fly a small uncrewed aircraft over the Landowner's Property for the purpose of carrying out surveys, maintenance, alterations, replacements and inspections and any part of the Electric Lines to acquire data during the flight provided that NGET will act in compliance with guidance from the Civil Aviation Authority as may be in place for such use from time to time.

- To enter any part of the Landowner's Property to retrieve and recover any small uncrewed aircraft as referred to above.

- To install, use, alter, divert and remove services and utilities.

NGET'S COVENANTS

- To make good to the reasonable satisfaction of the landowner any damage caused to the Landowner's Property or to any buildings, structures, field drainage, trees, crops, deadstock or livestock on it caused by the exercise of the Rights or if and to the extent that such damage cannot be made good in lieu of making good such damage to reasonably compensate the landowner.

- If required by the landowner, to remove all timber, etc., cut by NGET in accordance with the Rights above.

- To keep the landowner indemnified against all actions, claims and demands (**Claims**) which may be brought or made against the landowner reason of any negligence on the part of NGET or any breach by NGET of its obligations in this Deed. Subject to the landowner:

    - giving NGET written notice of any Claims as soon as reasonably possible after the landowner becomes aware of the same;

    - not admitting liability to any third party, making any offer to settle, settling or compromising any Claims without NGET's consent;

    - taking all reasonable steps to mitigate any liabilities relating to Claims; and

    - keeping NGET informed in relation to the progress of any Claims and paying due regard to NGET's reasonable representations.

    At NGET's discretion, NGET may choose to conduct in the name of the landowner any litigation or other dispute resolution process (as the case may be). The landowner giving NGET such assistance and co-operation as NGET may reasonably require.

LANDOWNER'S (AND IF APPLICABLE TENANT'S) COVENANTS

- Not to do or suffer to be done anything upon the Landowner's Property which may in any way interfere with, damage or cause injury to the Electric Lines or interfere with or obstruct NGET's access thereto or use thereof and the landowner will take all reasonable precautions to prevent such interference, obstruction, damage or injury.

- Not to erect any building, structure, plant or machinery (whether temporary or permanent) (**Structure**) or allow to grow any plant, bush, tree or similar vegetation (**Vegetation**) on the Landowner's Property within 5.3 metres (or greater if required by NGET in the interests of health and safety) of the Electric Lines conductors when they are at a maximum temperature and/or maximum swing.

- Not to erect or store any Structure or allow any Vegetation within a 30 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower bases without NGET's consent. No consent shall be required for any Agricultural Crops up to 1 metre (or greater if required by NGET in the interests of health and safety) save that the landowner may remove any rubbish or debris and mow the grass (if any), so long as there is no contact with any part of the Towers, up to and including the land under the Towers.

    Agricultural Crops *are a plant that is grown by the practice of farming and harvested for subsistence as a food for human consumption or feed for animal consumption or for profit as a fibre, oil, ornamental or industrial crop.*

- Not to store or place within a 15 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower base(s) any goods or materials whatsoever without NGET's consent.

- Not to raise the level of the surface of the Landowner's Property so as to make the distance between the level of the ground and the lowest of the Electric Lines at any point of the span less than 8.1 metres (or greater if required by NGET in the interests of health and safety).

- Not to carry out any works or excavations which may endanger the stability, safety and integrity of the Electric Lines.

- To provide such information as NGET reasonably requires in connection with the tenants and occupiers of the Landowner's Property to facilitate the exercise of the Rights.

- If there is a breach of the obligations above, NGET may give the landowner written notice and require them to take all steps necessary to rectify the breach within 21 days of such notice. If the landowner fails to comply NGET may enter the Landowner's Property and carry out works to rectify the breach at the cost of the landowner.

** Where NGET's consent is required, such consent is not to be unreasonably withheld or delayed and may be granted subject to reasonable conditions.*

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Berwick Hall Farm Limited
Hole Farm
Stambourne Road
Finchingfield
Braintree
CM7 4PG

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Berwick Hall Farm Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 21- Lord Rayleigh's Farm Limited

[redacted]

Subject: RE: Objection to the Pelham to Rayleigh Overhead Line Reinforcement Compulsory Purchase Order

Dear Mr McKenna,

Re: Objection to the Pelham to Rayleigh Overhead Line Reinforcement Compulsory Purchase Order

I write on behalf of Lord Rayleigh's Farms Limited ("LRF"), which is affected by the proposed Compulsory Purchase Order relating to the Pelham to Rayleigh Overhead Line Reinforcement Scheme.

LRF objects to the proposed compulsory acquisition of rights over its land. This objection is submitted without prejudice to ongoing discussions and reserves the right to provide further representations as additional information becomes available.

The grounds of objection are set out below.

Existing Rights and Necessity of Compulsory Acquisition

The transmission line has been present across the Estate for many decades pursuant to existing rights. Those rights have enabled National Grid to erect, retain, use, maintain, repair, renew, inspect and operate the apparatus without material difficulty.

LRF is not satisfied that National Grid has demonstrated why those existing rights are inadequate, or why the acquisition of substantially wider permanent rights is necessary. In particular, it is unclear why existing wayleaves, easements and/or agreements are insufficient, or why the rights sought cannot be secured by voluntary agreement. No Heads of Terms have been provided.

Comparison Between Existing and Proposed Rights

The rights sought appear materially wider than those currently exercised. They may include construction compounds, temporary works areas, storage of materials, welfare facilities, temporary access roads, drainage and dewatering works, crane oversailing, airspace rights, and rights which may permit access to adjoining land via the affected land.

The necessity and proportionality of these additional rights has not been adequately demonstrated.

Lack of Engagement and Information

There appears to have been insufficient engagement and limited provision of information regarding the practical implications of the proposed rights. In particular, insufficient detail has been provided to enable LRF to properly assess the extent of restrictions that may arise or their effect on current and future land use.

Proportionality

LRF considers that the extent of rights sought may be broader than reasonably required for operational purposes. It is not clear why less intrusive rights would not be sufficient to achieve the stated objectives.

Uncertainty Regarding Restrictions

The Application does not clearly define the restrictions that will apply to the land, creating uncertainty as to the extent of control being acquired.

The proposed rights may affect, among other matters, access arrangements, crossing rights, future utility corridors, drainage systems, excavation activities, construction works, and future development infrastructure.

Access to Adjoining Land and Construction Use

LRF is concerned that the rights sought may permit the use of its land not only for works affecting the transmission line itself, but also as a base for accessing or undertaking works on adjoining land holdings. This may include the movement and storage of materials, plant, and welfare facilities unrelated to works strictly required on LRF's land.

Such use could result in disruption extending beyond what is reasonably necessary.

Strategic Development and Estate Infrastructure

The affected land forms part of a wider Estate with existing and potential renewable energy, mineral extraction, and strategic infrastructure opportunities. These may include solar energy schemes, battery energy storage systems, data centres, and associated grid infrastructure.

The acquisition of permanent rights may materially affect the feasibility, configuration, and value of such opportunities. These impacts do not appear to have been adequately assessed.

Stocks Road and Estate Connectivity

The proposed rights may affect future east-west connectivity across the Estate, including potential access routes, strategic road alignments, and utility corridors. The implications for long-term estate planning have not been adequately addressed.

Severance and Injurious Affection

The proposed rights may result in severance and injurious affection to retained land, including potential impacts on access, development flexibility, operational efficiency, and future infrastructure planning.

Drainage, Access and Operational Impact

LRF is concerned that construction activities, temporary roads, compounds and associated works may adversely affect existing drainage systems, field accesses, crossings, and the operational efficiency of the Estate.

Future Infrastructure and Utilities

The Application does not adequately assess potential impacts on future infrastructure, including utilities, drainage, telecommunications, access infrastructure, and grid connection opportunities.

Reservation of Rights

LRF reserves the right to submit further evidence and expand upon these grounds at any inquiry, hearing or examination.

Yours sincerely,
Annabel Gardiner
For and on behalf of Lord Rayleigh's Farms Limited

Annabel Gardiner

Assistant Estate Manager

Lord Rayleigh's Farms Ltd.

Terling Place, Terling, Essex, CM3 2QW

[redacted]

This e-mail is intended only for the addressee named above. As this e-mail may contain confidential or privileged information, if you are not the named addressee or the person responsible for delivering the message to the named addressee, please telephone us immediately on 01245 233555.

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Lord Rayleigh's Farm Limited
The Farm Office
Terling Place
Terling
Chelmsford
CM3 2QW

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Lord Rayleigh's Farm Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

The proposed access routes have been developed following consideration of a range of engineering, environmental, landowner and construction requirements. Where alternative access options have been identified, these have been assessed as part of the route development and selection process. The proposed access routes have been selected to minimise land take whilst providing safe and practical access to the existing infrastructure. National Grid recognises that there may be opportunities to refine access arrangements further and remains willing to consider reasonable alternatives, including routes following existing estate roads, field margins or other established access routes, where these are operationally suitable.

Notwithstanding this, the final extent of access routes and associated rights may be reviewed on a case-by-case basis where voluntary agreements are reached with affected landowners.

National Grid Electricity Transmission plc ("NGET") is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire the freehold title to any of the Order Land it is seeking the acquisition of rights. The Project ensures the asset remains fit for purpose over its life with proportionate land interference. By re-using the existing towers and alignment, the upgrade avoids new land-take, keeps access requirements to short, defined construction windows, and reduces future maintenance frequence and intrusive works. As set out in the Statement of Reasons, NGET considered multiple alternative options to the Project.

A "do nothing" scenario was not a realistic alternative, having regard to the needs of the region and the broader national policy objectives that the project seeks to address. Reconductoring was therefore identified as the preferred option, as it would deliver the required network benefits in a manner that is both effective and proportionate, whilst avoiding the greater land take and impacts that may be associated with alternatives requiring development consent.

It is recognised that certain rights sought under the Order may not be incompatible with the use or management of the relevant plots. To the extent that any incompatibility does arise, however, NGET will seek, so far as reasonably practicable, to manage any resulting conflicts in an appropriate manner. This may include, for example, the provision of advance notice of works and the implementation of suitable safety protocols.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The Order seeks only those rights considered necessary to facilitate the construction, operation, inspection, maintenance, repair and renewal of the existing transmission infrastructure. As such the Landowner, planner or developer should consider the exisiting asset in their design to mitigate future losses or the National Grid's ability to maintain the asset.

In the event the Objector deems an impact or loss of future development, they may submit an evidence based claim to National Grid. Claims are to be assessed on a proven loss basis in line with the compensation code and will be assessed at an appropriate valuation date. (National Grid will not consider a development Clause).

National Grid acknowledges the Objector's concerns regarding the potential impact of the proposed rights on future estate connectivity, including access routes, strategic road alignments and utility corridors.

National Grid does not consider that the rights sought under the Order will unnecessarily prejudice the future management or operation of the Estate. The Order seeks only those rights considered necessary for the construction, operation and maintenance of the existing electricity transmission infrastructure. The extent of the Order Land has been carefully reviewed and refined throughout the development of the Project to ensure that only the minimum land and rights reasonably required have been included.

Should the Objector have proposals for future estate development, access improvements or infrastructure that may interact with the rights sought, National Grid would welcome the opportunity to review these through continued engagement. This will assist in understanding any site-specific constraints and, where reasonably practicable, identifying opportunities to minimise impacts whilst ensuring the Project can be delivered safely and efficiently.

National Grid acknowledges the Objector's concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss and remains committed to continuing discussions with the Objector to agree appropriate access arrangements and minimise impacts on the future management and operation of the Estate wherever reasonably practicable.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 22- Bloor Homes

Date: 17 June 2026

Our Ref: CM/CSE1859GB

Other Ref: BPRE-PIL-UNREG-041
BPRE-PIL-202-410

28-29 Hagley Mews
Hall Lane
Hagley
Worcestershire
DY9 9LG

www.btsgb.com

Email: [redacted]

Via email only: john.mckenna@energysecurity.gov.uk

FAO Mr John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Energy Department
Department for Energy Security and Net Zero
3-8 Whitehall Place
London
SW1A 2EG

Dear Mr McKenna

NATIONAL GRID ELECTRICITY TRANSMISSION (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT): COMPULSORY PURCHASE ORDER 2026
OBJECTION ON BEHALF OF LANDOWNERS (SJR FARMING LIMITED, HR PHILPOT & SON (BARLEYLANDS) LIMITED, AH PHILPOT AND SONS LIMITED, MARK ANTONY SINFIELD, JILL LOUISE SINFIELD, LESLEY CAROLINE WILLATS, GARY THOMAS WILLATS) AND PROMOTERS (BLOOR HOMES)
IN RESPECT OF BLOOR SCHEME (PROPOSED MIXED USE DEVELOPMENT AT DOLLYMANS FARM, DOUBLEGATE LANE, RAWRETH, ESSEX)

BTS is acting as agents on behalf of landowners together with promoters, Bloor Homes ("our Clients"), who are affected by the National Grid Pelham to Rayleigh Overhead Lines Reinforcement Compulsory Purchase Order 2026 ("the Order").

The landowners have received notice that the Order has been made and that objections should be made to the Department for Energy Security and Net Zero (DESNZ) before 19 June 2026.

Our Clients wish to lodge an **objection** to the Order on the grounds that its repercussions have not been properly tested in the context of the proposed development at Dollymans Farm ("the Bloor Scheme").

The purpose of this letter is to provide the Secretary of State with preliminary information about the Bloor Scheme and the potential interfaces between it and the National Grid project ("the NGET Project").

The interfaces need to be resolved to provide all parties with comfort that the Bloor Scheme can proceed as planned without being adversely impacted by the NGET project.

The Bloor Scheme and Planning Context

On 2 February 2026 Bloor lodged an outline planning application with Rochford District Council for:

> "*up to 1,300 dwellings (Use Class C3), a primary school (Use Class F1), retail floor space and healthcare floor space as part of a mixed use neighbourhood centre (Use Classes E/F1/F2, C3, C2, Sui Generis drinking establishment), site accesses and highway works, on-site wastewater treatment plant, pedestrian and cycle improvements, associated infrastructure, ancillary works, green and blue infrastructure including sustainable drainage systems, ecological habitat areas, children's play areas, public open space, playing fields and natural green space.*" (Ref: **26/00078/OUT**)

The Council's latest 'Five Year Housing Land Supply Statement' (published January 2026) puts the authority's supply at only 1.97 years (against the 5-year requirement). Consequently, there is much need in the District for the 1,300 dwellings proposed by Bloor.

The site is proposed as an allocation in Rochford District Council's emerging (Regulation 18) Local Plan.

The planning application is likely to be positively determined, either by the LPA or the Planning Inspectorate, within the coming months.

Interfaces Between the Bloor Scheme and the NGET Project

Two plans have been prepared for illustrative purposes to show the NGET Project overlaid onto the Bloor Scheme (**Enclosure 1** and **Enclosure 2).** These broadly shows:

- the existing overhead lines accommodated within the proposed scheme i.e. the land underneath the lines generally used for public open space;
- the land parcels proposed for CPO (shaded blue), sourced from the NGET CPO plans (namely Sheets 149-152);
- the land parcels proposed for CPO generally being a uniform width and mirroring the existing overhead line corridor;
- otherwise, various additional strips of land (e.g. Parcel 149/11, 150/4 and 150/5) which are intended to be used by NGET for new accesses to the overhead line;
- **Parcel 149/11** overlapping with one of Bloor's accesses off London Road (see blue star on **Enclosure 1** and **2**); and
- **Parcel 150/4** and **Parcel 150/5** in proximity to Bloor's other access off London Road (see red stars on **Enclosure 1** and **2).**

Bloor's primary concern is the potential interface between its two accesses and the NGET proposed accesses.

If, say, the NGET Project prohibited the construction of Bloors' temporary or permanent accesses or their ability to deliver service media and other infrastructure (such as open space, drainage etc) required to deliver the development, a very significant loss of development and claim for compensation would arise. Any impairment to Bloor's site access and associated development infrastructure will have wider implications for the delivery of the Bloor scheme as a whole.

Concluding Remarks

The Bloor scheme will provide much needed new housing, open space and other infrastructure and its delivery is in the public interest. Our Clients are seeking comfort that their scheme can progress as planned without any significant repercussions arising from the NGET Project.

Our Clients wish to work collaboratively with NGET to reach solutions. If agreements can be reached, it may be possible to withdraw this objection in due course.

Our Clients are aware of National Grid's preference to secure land rights by way of a voluntary agreement, and that the CPO powers would only come into force in the event that a voluntary agreement cannot be reached. This is our Client's preference also.

Bloor Homes reserves the right to compensation and understands that this matter will be dealt with separately, as necessary, at a later date.

BTS welcomes confirmation of receipt of this letter and continued engagement throughout the CPO process. All correspondence should be directed to the three members of our team referenced below.

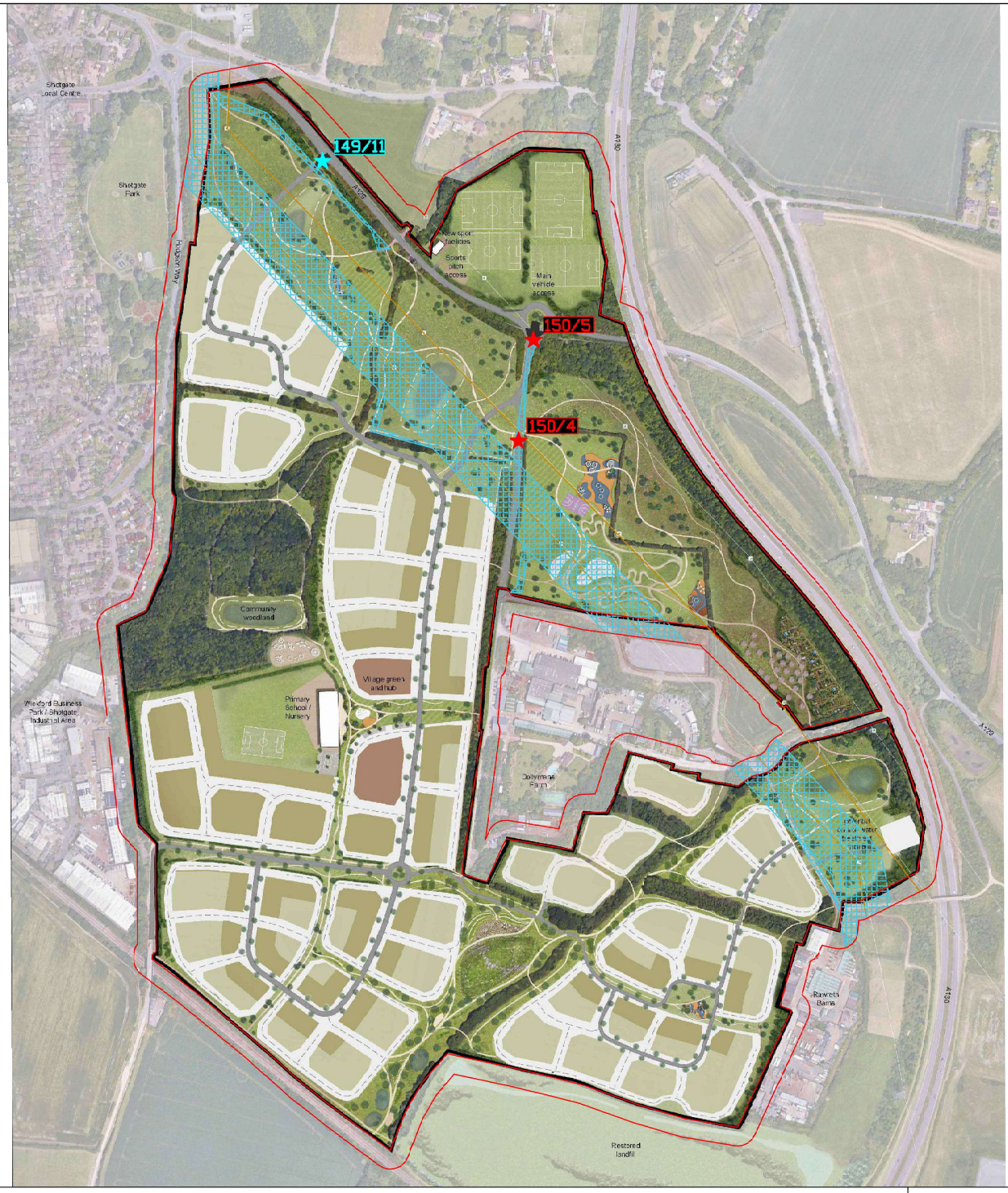
Yours sincerely

Catherine Mumby MRTPI
Director
[redacted]

Ben Tibbetts MRICS
Senior Director
[redacted]

Tom Duggan MRICS
Director
[redacted]

Enclosure 1: Illustrative Plan showing NGET Project overlaid onto the Bloor Scheme
Enclosure 2: Illustrative Plan showing NGET Project overlaid onto the Bloor Scheme (Larger Scale)



Notes:

This plan is a guide only and could be inaccurate. Do not scale from this plan. Do not rely on this plan for the accurate location of utilities. Separate onsite checks should be undertaken.

Key:

Rev.	Date	Reason

bts property consultancy

www.btsgb.com

BTSurveyors Ltd
28-29 Hagley Mews, Hall Lane
Hagley, Worcestershire, DY9 9LG

Site Name
Land at Dollymans Farm,
Doublegate Lane, Rawreth

Drawing Title
NGET Project overlaid onto the Bloor Scheme

Client
Bloor homes

Drawn	Checked	Approved
AD	CM	A

Drawing No.	Rev.
N	R

Scale	Date
S	D

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BTSurveyors Ltd
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Site Name
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Doublegate Lane, Rawreth

Drawing Title
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Bloor homes

Drawn	Checked	Approved
AD	CM	A

Drawing No. N | Rev. R

Scale S | Date D

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5 August 2026

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Suffolk
IP32 7AR

Dear Bloor Homes,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 23- Gary Sharp and Julie Sharp

OBJECTION TO THE NGET (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026 (THE CPO).

1. We are instructed on behalf of Mr and Mrs Sharp (The Objectors) who are the freehold owners of land known as registered under HMLR title number The Objector's Property).

2. The Objector's Property benefits from rights of access over plot 131/1 referred to in the NGET (Pelham to Rayleigh Overhead line reinforcement) Compulsory Purchase Order 2026 (The CPO). These rights of access are described in a transfer dated 20th December 2004 which is registered against the freehold title of plot 131/1 (HMLR title number [redacted]

3. The CPO proposes the compulsory creation of new rights over plot 131/1, as follows:-

   construction and operational access rights over approximately 756 square metres of private track, verge, hedgerow and public rights of way (FP/5/232), east of Molrams Lane, Sandon, Chelmsford

4. The Objector's Property is currently subject to development plans; planning permission has been granted to create a number of new barns (Chelmsford City Council planning permission reference numbers 2401529/FUL; 2401530/FUL; 2400497/FUL; 2400499 FUL; 2400500/FUL and 2401528/FUL) The principal agricultural access to the Objector's Property is via the private track within plot 131/1. This access (and the exercise of rights of way over the private track) will also be of key importance during the both the development phase of and the subsequent use of the Objector's Property and any interference with this access will be harmful to The Objector's title interests.

5. MHLG Guidance on the compulsory purchase process (updated 31 January 2025) provides that:-

   12.3 A compulsory purchase order should only be made where there is a compelling case in the public interest and reasonable efforts have been made by the acquiring authority to negotiate the purchase of land by agreement.
   12.4 An acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected…..
   13.4 The confirming authority will need to be satisfied that the interests of those affected by the exercise of the compulsory purchase powers have been considered. The confirming authority will also have regard to any mitigation offered by the acquiring authority when considering the impact of the exercise of the compulsory purchase powers included in the compulsory purchase order on affected parties….

6. Construction/operational access to the pylon swathe could apparently be achieved over plot 131/9 (just off the A12) without the need to bring traffic in and out over plot 131/1 at all. Contrary to Guidance, National Grid have not justified why the compulsory creation of new rights of access over plot 131/1 - which will result in significant and harmful interference with the Objector's title rights - is necessary or justified.

7. Article 1 of the First Protocol of the European Convention on Human Rights states that *no one shall be deprived of his possessions except in the public interest…* The proposals represent a significant interference with the human rights of The Objectors in that the Scheme proposals will interfere with the rights of access appurtenant to the Objector's Property.

8. There can be no conclusion that there is a compelling case in the public interest to confirm powers of compulsory acquisition over plot 131/1 which would have the draconioan legal effect of interfering with The Objector's private title interests without justification.

9. No detail as to the proposed volume of construction/ operational traffic has been provided, nor as to the duration of the project nor any mitigation proposed by NGET to reduce impacts on The Objector's Property. The Objectors have real concerns that the confirmation and implementation of these powers of compulsory acquisition will severely disrupt the proposed development of the Objector's Property and its subsequent agricultural use and enjoyment; no approach to the Objectors has been made prior to making of the draft CPO to discuss the proposals nor demonstrate why rights of access over plot 131/1 are the only/best option. Contrary to Guidance, there has been no meaningful engagement with The Objectors on this issue.

10. The Objectors accordingly OBJECT to the CPO and reserve the right to refer to additional matters going forward.

Holmes & Hills LLP
17 June 2026

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London WC2N 5EH
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5 August 2026

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IP32 7AR

Dear Gary Sharp and Julie Sharp,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. National Grid Electricity Transmission plc ("NGET") has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a "compelling case in the public interest". NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 24- Hugh Edwards and Maureen Edwards

CHEFFINS

Cambridge Rural Professional, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
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John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Department for Energy Security & Net Zero
3-8 Whitehall Place
London
SW1A 2EG

Our ref: HL/CF/2611

Date: 17th June 2026

Sent via email

Dear Sir,

Re: The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026

I act on behalf of Mr. Hugh Edwards and Mrs. Maureen Edwards of [redacted] who are the freehold owners and occupiers of land at [redacted] affected by the above Order ("the Order Land").

This letter constitutes a formal objection to the Compulsory Purchase Order on behalf of my client.

My client does not object in principle to the continued operation, maintenance or appropriate upgrading of the existing electricity transmission infrastructure. However, my client objects to the proposed acquisition of new and expanded rights over the Order Land on the grounds that they are unnecessary, excessive and disproportionate.

The Order Land is already subject to a Deed of Grant dated 29 June 1976. This provides National Grid with rights to retain, use, maintain, repair and renew the existing overhead line together with rights of access at all times with vehicles, plant and equipment. These rights have enabled the operation and maintenance of the line for nearly 50 years.

National Grid's Statement of Reasons confirms that the scheme involves reconductoring only, utilising existing towers and alignment, with no new structures or route changes. The works are therefore confined to the existing infrastructure corridor.

Despite this, National Grid seeks extensive new rights, including wide-ranging access and operational powers across a significantly enlarged area of land. No clear or land-specific explanation has been provided as to why such materially expanded rights are required, given that the infrastructure remains in situ and existing easement rights already permit maintenance and renewal.

There is a clear inconsistency in National Grid's position. The works are described as replacement within the existing corridor, yet materially wider rights are now sought. If the works fall within renewal or replacement, the existing easement should be sufficient to facilitate them.

Furthermore, no detailed analysis has been provided to demonstrate that the 1976 easement affecting this holding is inadequate. In the absence of such evidence, there is no justification for the compulsory acquisition of additional rights.

It is well established that compulsory acquisition must be subject to careful scrutiny and can only be justified where there is a clear and evidenced public interest in the use of the powers themselves, not merely in the underlying project. Where existing easements already provide rights to access, maintain and renew infrastructure, the acquisition of additional rights must be limited strictly to those which are

demonstrably required. In the absence of adequate evidence demonstrating why the specific rights sought are necessary, it is not possible to conclude that the statutory tests for compulsory purchase have been met.

I have, alongside my client, reviewed the CPO Plan and raises the following specific objections.

The Order proposes a new access route via Plot 22/5, entering from a gateway to the north of the residential property, crossing an additional field and then entering woodland. My client strongly objects to this route. National Grid has historically accessed the relevant pylons from the east, in the vicinity of Yardley Farm. This established route runs beneath the conductors, provides direct access to the infrastructure, and has previously been used for maintenance and upgrade works. It remains a practical and suitable means of access. The proposed northern access route is therefore unnecessary and represents an unjustified expansion of rights where a suitable and proven alternative already exists.

The plan also shows a significant widening of the land subject to rights across three arable fields. This widening is materially greater than has historically been required and is notably broader than comparable areas along the route. No explanation has been provided for this inconsistency. The extent of land included appears to have been defined for convenience rather than necessity and is therefore excessive.

My client confirms that previous works to the overhead line have been undertaken using only limited working areas in close proximity to the pylons, extending no more than approximately 6 metres into the surrounding fields. My client has no objection to similar temporary working arrangements in future. However, the extensive areas now proposed are not consistent with historic practice and are not required to facilitate the works.

My client is willing to permit access to pylon 4YL151 via the existing gate on the opposite side of the access road. This provides a reasonable and proportionate means of access without the need for the additional routes now proposed.

We have also experienced significant shortcomings in the approach taken by National Grid and its agents in relation to voluntary negotiations. To date, there has been no meaningful or commercially viable engagement. The only proposal presented has been a single-page document requesting that my client agree to grant rights across the entirety of their title, which is clearly excessive and lacks any proper justification.

No detailed Heads of Terms have been provided, and there has been no documentation identifying the:

- extent of land required;
- the existing rights in place;
- the additional rights genuinely required;
- or the basis of any consideration on each specific point;

In the absence of this fundamental information, as a minimum, it is not possible for myself or my client to properly assess or engage with the proposals.

In addition, without properly drafted Heads of Terms it is not possible to engage in meaningful negotiation. I have provided feedback on the summary of key terms circulated by National Grid's agents, but no substantive response has been received.

There has been only very limited discussion regarding the extent of land required, and although there has been some indication that the area may be reduced from the full title, the extent still significantly exceeds what would reasonably be required for the proposed works and does not align with the land sought within the Compulsory Purchase Order.

This inconsistency further undermines confidence in the justification for the rights sought and suggests that the voluntary negotiation process is not being conducted on the same basis as the powers now being pursued through the Order.

National Grid has also provided a summary of the proposed Deed of Grant as part of voluntary negotiations. This confirms that National Grid is seeking rights far exceeding those necessary for the Project and extending across the entirety of the holding.

The draft terms include unrestricted rights of access by any reasonable route, the ability to install temporary roads and infrastructure, rights to access adjoining land, and broad powers to alter and install apparatus. These rights are not confined to the existing infrastructure corridor but instead apply across the entire property.

In addition, the proposed terms impose significant new restrictions on the landowner, including wide exclusion zones and controls over land use. These provisions materially increase the burden on the land compared to the existing easement.

Taken together, this demonstrates that National Grid is not seeking rights limited to what is required for reconductoring works but is instead seeking to secure a substantially expanded and more flexible long-term operational position.

There is also a concern that some of the rights sought are drafted so broadly that they may exceed what is lawfully capable of being acquired under the relevant statutory powers. Compulsory acquisition is limited to land or rights which are required for the purposes of the undertaking. Where rights extend beyond what is necessary, their acquisition may not be lawful.

The breadth of rights sought and the absence of clear justification give rise to further concerns as to whether the interference with my client's property rights is proportionate. Where existing rights are already in place and capable of accommodating the works, and where less intrusive alternatives are available, the acquisition of extensive additional rights is not justified.

The relevant test is whether the compulsory acquisition of rights over this land is necessary and proportionate. In this case, existing rights were capable and are still capable of facilitating the works, viable and less intrusive alternatives exist, and the extent of land and rights sought is excessive. Accordingly, a compelling case in the public interest has not been established.

For these reasons, my client objects to the Order and requests that it should not be confirmed insofar as it affects the Order Land. Alternatively, the Order should be modified so as to remove the proposed northern access route via Plot 22/5, omit the woodland access, and reduce the extent of land subject to rights to reflect what is strictly necessary.

My client remains willing to engage constructively to agree a proportionate and reasonable arrangement.

Yours faithfully,

Henry Lankfer MRICS FAAV

[redacted]

Enc

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www.nationalgrid.com

5 August 2026

Hugh Edwards and Maureen Edwards
[redacted]

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Kempson Way
Bury St Edmunds
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IP32 7AR

Dear Hugh Edwards and Maureen Edwards,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid Electricity Transmission plc ("NGET"), safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you

The proposed access routes have been developed following consideration of a range of engineering, environmental, landowner and construction factors. Where alternative access options have been identified, these have been reviewed as part of the assessment process.

The access rights sought are limited to those reasonably required to facilitate the safe and efficient construction, operation and maintenance of the project. The proposed routes are considered appropriate and necessary to support the delivery of the authorised works and represent a proportionate approach to meeting the project's requirements.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 25- J Blewett and Sons

OBJECTION IN RESPECT OF THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINSFORCEMENT) COMPULSORY PURCHASE ORDER 2026

SUBMITTED BY BROWN & CO PROPERTY CONSULTANTS AS AGENTS FOR AND ON BEHALF OF

JANE & CHRISTOPHER BLEWETT J BLEWETT AND SONS

INTRODUCTION

Jane & Christopher Blewett (J Blewett and Sons) are the owners and occupiers of [redacted] (Land Registry Title No. [redacted]).

The holding forms a traditional farming business extending to approximately 175 acres, incorporating [redacted] and a range of agricultural and let commercial buildings in the farmyard, arable land, grassland and woodland.

DEED OF GRANT

The Deed of Grant dated 6th May 1964, a copy of which is attached at Appendix 1, enables National Grid Electricity Transmission Plc (National Grid) to benefit from extensive rights over the Estate to, "erect retain use maintain repair renew inspect and remove the electricity lines and works specified in the Schedule".

As is highlighted throughout the comments below, it is considered that this Deed is sufficient in its' current form, to enable the proper ongoing operation and management of the line.

Although the Statement of Reasons outlines the need and justification for the CPO application, the landowners' would like it noted that when, in 2023, National Grid sought entry across the Property to renew the strings on one side of the overhead lines, through discussion between the Parties, access was facilitated outside of the existing easement enabling them to (a) minimise the time taken to complete the works, (b) use the Properties private roads which were safer, (c) reduce associated crop loss and disturbance arising therefrom.

COMPULSORY PURCHASE ORDER

The landowners understand that the underlying purpose of the Compulsory Purchase Order (CPO) is to align the rights held by National Grid in respect of this line with others now under construction or proposed to be constructed, as set out in the Statement of Reasons, but consider that the rationale and requirement for it is not and has not been justified.

A copy of the CPO Submission Plans, in some far as they relate to the Property, are attached as Appendix 2.

OBJECTIONS TO THE COMPULSORY PURCHASE ORDER

The landowners' objections to the CPO can be summarised as follows;

- **1964 Deed of Grant**

  It is considered that the existing Deed of Grant already provides National Grid with sufficient rights to manage and maintain the line.

  The Deed provides the following rights,

- **Installation and operational rights** – the right to erect, retain, use, maintain, repair, renew, inspect and remove electric lines and towers.
- **Access rights** – the right to enter the land at all times with vehicles, plant and equipment for the above purposes.
- **Vegetation management** – the right to fell or lop trees interfering with the lines
- **Ancillary protections** – the Deed contained restrictions on landowner:
  - Not to build within clearance distances
  - Not to raise ground levels affecting safety clearances
- **Compensation provisions** – the right to compensation for:
  - Physical damage
  - Future "injurious affection" where planning permission is obtained.

Whilst the need to modernise and refurbish the line and associated towers is accepted, the extensive new rights now sought, under either the CPO or by Private Treaty (see below), far exceed those originally granted and appear unnecessary given National Grid's ability to maintain the line, since construction, without issue.

- **Rights to be Acquired under the CPO**

  Paragraph 5.7 of the Statement of Reasons sets out the extent of the 'rights' to be acquired under the CPO split between 'Overhead Line Rights', 'Construction Compound Rights' and 'Construction and Operational Access Rights'.

  A comparison of the rights contained within the 1964 Deed and those sought under the CPO can be summarised as follows;

Aspect	Deed of Grant (1964)	Section 5.7 Rights (2026)
Purpose	Operate and maintain existing line	Deliver upgrade and full lifecycle works
Construction rights	Not explicit / very limited	Extensive construction and installation rights
Upgrade/replacement	"Renew" but narrow and ambiguous	Explicit right to replace, upgrade, reconductor
Access	Basic access for maintenance	Full access regime, incl. temporary roads and adjoining land
Temporary works	Not included	Compounds, cabins, welfare, lighting
Land use control	Clearance restrictions only	Power to prevent interfering uses

Aspect	Deed of Grant (1964)	Section 5.7 Rights (2026)
Technology	Fixed infrastructure assumptions	Includes modern methods (e.g. drones)
Environmental works	Tree clearance only	Full environmental mitigation rights

In detail, the additional rights comprise,

- **Overhead Line Rights** – these now cover the entire lifecycle, including:
  - Construction, commissioning and decommissioning
  - Operation, maintenance, repair, renewal, replacement
  - Removal and upgrading of infrastructure

  Plus extensive ancillary rights:

  - Entry, oversailing, and working across land
  - Temporary works (scaffolding, fencing, compounds)
  - Storage of materials and machinery
  - Construction of access tracks – this introduction of hard core etc will mess up drainage and there is no reference for seeking to use the existing tracks as opposed to building new ones.
  - Drainage and dewatering works
  - Crane oversailing and airspace use
  - Use of drones for inspection
  - Prevention of land uses that interfere with the line

  The Landowner are concerned that the rights being sought will be used to, (a) provide access to adjoining land Holdings and (b) to store material, site welfare facilities, etc. for work on adjoining land holdings, resulting in their own land being affected for longer periods than is necessary at National Grid's discretion, with little regard to the requirements and views of the landowner or occupier.

- **Construction Compound Rights** - Separate rights for:
  - Establishing temporary works compounds
  - Cabins, welfare, generators, lighting
  - Storage and processing of materials
  - Archaeological and environmental mitigation
- **Construction & Operational Access Rights - full access at all times** for:

- Construction
- Upgrading
- Maintenance
- Removal

- Rights to:
  - Build temporary roads
  - Undertake traffic management
  - Remove obstacles and structures
  - Access adjoining land via the subject land

It is considered that the 'rights' now sought go beyond those that National Grid reasonably require to operate and manage the line and will impinge upon the rights of the landowners and the occupiers of the land. The Landowners are also concerned that the scope of the rights sought have the potential to affect access to the land holdings / fields during their occupation, including cross overs and will disturb / damage existing land and mole drainage in the fields.

- Landowner Engagement

To date, there has been minimal direct engagement between National Grid, the landowners and / or their agents' regarding the proposed CPO. It appears to be National Grids' strategy to apply for a CPO and then talk – somewhat Trumpian. The Landowners have, to date, seen little evidence of National Grid engaging in meaningful negotiation with terms being presented on a 'take it or leave it basis.

In March 2026, National Grid's agents', Savills circulated a summary of 'key terms' for a revised Deed of Grant, which landowners were encouraged to sign to obviate the acquisition of rights under the provisions of a CPO. A copy of the summary of 'key terms' is attached as Appendix 3.

At the date of submission, the landowners' agents', Brown & Co, continue to press Savills for a meeting to review the summary of 'key terms'.

When National Grid make their formal application for a Development Consent Order, they will be required to provide evidence to the Inspector at the Public Inquiry of their engagement with landowners and that they acted reasonably in their negotiations therewith. Coupled to that, they will also need to demonstrate that they have not contravened the landowners Human Rights. Article 1 of the First Protocol (**A1P1**) to the European Convention on Human Rights states that:

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deemed necessary to control the use of property in accordance

with the general interest or to secure the payment of taxes or other contributions or penalties."

Whilst the landowners' accept that A1P1 is a qualified right, in that no one shall be deprived of his possessions *"except in the public interest and subject to the conditions provided for by law'*, the requirement for the CPO will be contested, unless a clear rationale for the need for the provision of the extensive additional rights sought over those existing has been established.

- Payment Rates

There is an apparent inconsistency within the Land Rights Strategy and Payment Schedule for Assets between those landowners who, in 1964, signed a Deed of Grant to facilitate the construction of the line and those who simply entered into a Wayleave Agreement, for which they have subsequently continued to receive an annual payment.

Whilst National Grid are offering a payment of £1,000 per landowner to upgrade their rights, irrespective of the number of pylons or length of oversail across their land where a Deed of Grant was entered into, those whose land is subject to a Wayleave Agreement are being offered an appropriate tower rate for a new easement. Given the nominal sums paid for the permanent easements in 1964, this disparity should be addressed as part of the CPO process.

SUMMARY

Although the landowners' object to the CPO as drafted, they remain committed to further dialogue and negotiations with National Grid and their agents, with the objective of reaching a compromise to enable a new Deed of Grant reflecting some elements of modernisation to be achieved, subject to fair compensation for the rights being granted.

17th June 2026

APPENDIX 1

THIS DEED OF GRANT is made the Sixth day of May One thousand nine hundred and sixty four BETWEEN WILLIAM JOHN BLEWETT of Whitleys Farm Cornish Hall End in the County of Essex and HAROLD CHRISTOPHER BLEWETT of [redacted] (hereinafter called "the Grantors" which expression where the context so admits shall include their successors in title and assigns) of the first part LLOYDS BANK LIMITED (hereinafter called "the Mortgagee") of the second part and CENTRAL ELECTRICITY GENERATING BOARD (hereinafter called "the Board" which expression where the context so admits shall include its successors and assigns) of the third part

WHEREAS under and by virtue of a Conveyance dated the Third day of July One thousand nine hundred and sixty two and made between Joshua Blewett of the one part and the Grantors of the other part the Grantors are seized of the property hereinafter described for an estate in fee simple absolute in possession subject to the Legal Charge next hereinafter recited but otherwise free from incumbrances as joint tenants upon trust to sell the same and by such Conveyance it was provided that until the expiration of Twenty one years from the death of the last survivor of the Grantors the trustees for the time being thereof should have full power to mortgage charge lease or otherwise dispose of all or any part of the property thereby assured with all the powers in that behalf of an absolute owner

AND WHEREAS by a Legal Charge dated the Twenty seventh day of June One thousand nine hundred and sixty three made between the Grantors of the one part and the Mortgagee of the other part the said property hereinafter described was (with other property) charged by way of legal mortgage to secure the payment to the Mortgagee of the moneys and liabilities therein mentioned

AND WHEREAS the rights and liberties hereinafter mentioned are required by the Board for the purpose of its functions

AND WHEREAS the Grantors with the consent of the Mortgagee testified by its executing these presents have agreed to sell and the Board has agreed to purchase the said rights and liberties at the price of [redacted]

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of [redacted] now paid by the Board with the consent of the Mortgagee to the Grantors (the receipt of which sum the Grantors hereby acknowledge) the Grantors as beneficial owners and in exercise of their aforesaid powers HEREBY GRANT and the Mortgagee as mortgagee and by the direction of the Grantors HEREBY GRANTS AND CONFIRMS unto the Board FULL RIGHT AND LIBERTY for the Board to erect retain use maintain repair renew inspect and remove the electric lines and works specified in the Schedule hereto (together hereinafter referred to as "the electric lines") on and over the property situate in the Parish of Finchingfield in the County of Essex and forming part of

Whitleys Farm which said property is shown on the plan annexed hereto and thereon coloured pink AND ALSO (as incidental to the rights and liberties hereinbefore described) FULL RIGHT AND LIBERTY for the Board at its own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and coppice wood now or hereafter standing on the said property which would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines AND ALSO FULL RIGHT AND LIBERTY for the Board and all persons authorised by it from time to time and at all reasonable times hereafter to enter upon the said property for all or any of the purposes aforesaid TO HOLD all such rights and liberties as aforesaid unto the Board in fee simple freed and discharged from the said Legal Charge and all principal moneys and interest thereby secured and all claims and demands thereunder ——————

2. (1) THE Board HEREBY COVENANTS with the Grantors as follows :-

(a) That the erection of the electric lines shall be executed by the Board in accordance with the regulations of the Minister of Power made or having force under section 60 of the Electricity Act 1947 applicable thereto for the time being in force ——

(b) That it will make good to the reasonable satisfaction of the Grantors any damage to the said property or to the buildings trees (other than trees which may be felled or lopped in the proper exercise of the rights and liberties hereby granted) hedges fences crops or livestock of the Grantors caused by the electric lines or by the erection of the electric lines Provided that if for any reason any such damage cannot be made good or if the Board so prefers it shall in lieu of making good such damage compensate the Grantors for the same ——————

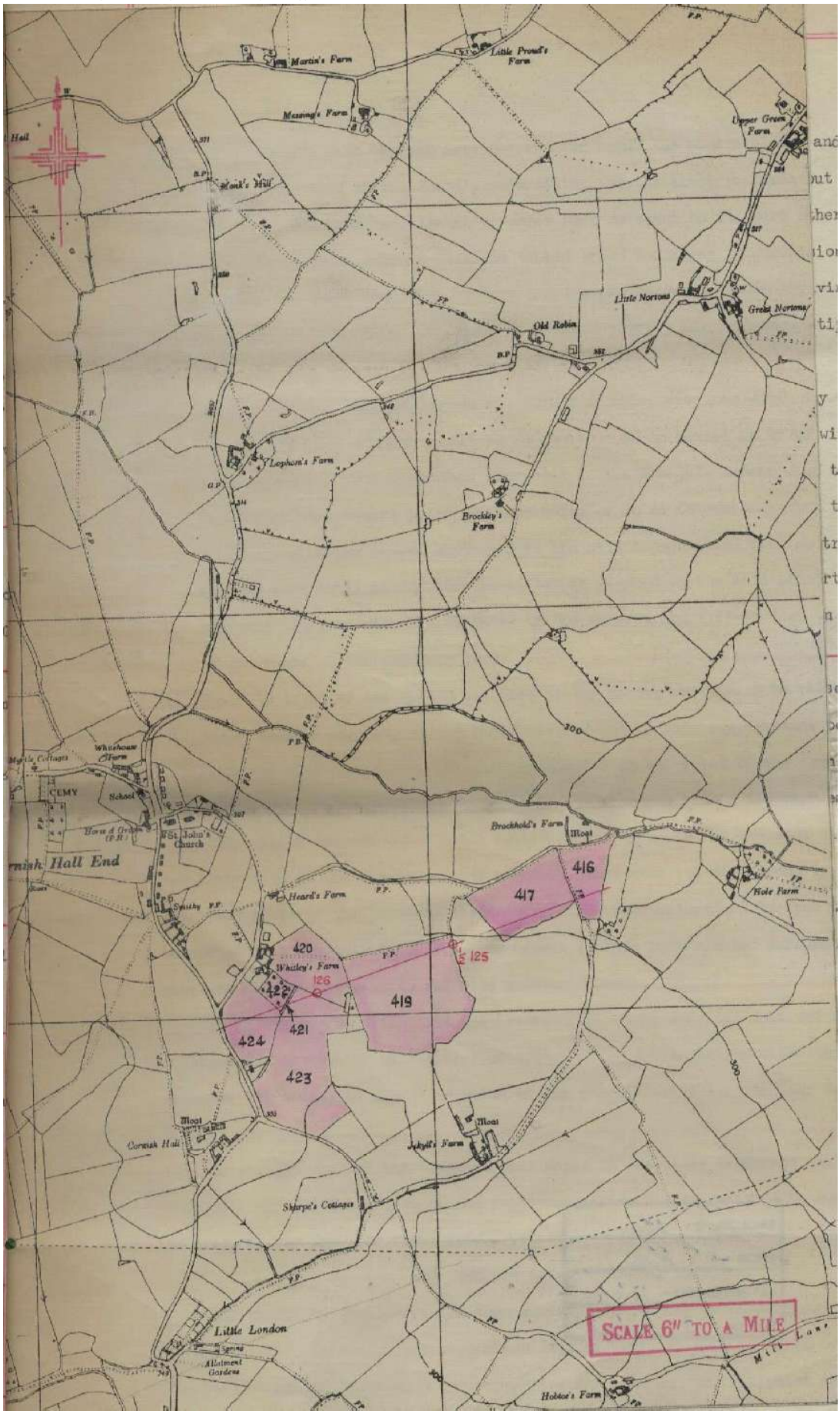
(c) That if required by the Grantors so to do it will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property neat and tidy ——————

(d) That it will keep the Grantors indemnified against all actions which may be brought and all claims and demands which may be made against the Grantors by reason of any default or negligence on the part of the Board in the erection of the electric lines or any failure to repair the same Provided that the Grantors shall as soon as practicable give notice in writing to the Board of any such action or claim brought made or threatened against the Grantors and shall not settle adjust or compromise such action or claim without the consent of the Board ——————

(2) THE expression "the erection of the electric lines" shall where used in this clause include the erection retention user maintenance repair renewal inspection and removal of the electric lines ——————

(3) ANY dispute or difference arising between the parties under this clause shall be submitted to arbitration in the manner provided by the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force ——————

3. THE Grantors and the Mortgagee with intent to bind the said property hereinbefore


Martin's Farm
Little Proud's Farm
Messing's Farm
Upper Green Farm
Monk's Hill
Little Nortons
Great Nortons
Old Robin
Leghorn's Farm
Brockley's Farm
Whitehouse Farm
CEMY
School
St. John's Church
Hall End
Brockhold's Farm
Moat
Heard's Farm
Hole Farm
416
417
420
Whatley's Farm
125
126
419
421
424
423
Moat
Cornish Hall
Jekyll's Farm
Moat
Sharpe's Cottages
Little London
Allotment Gardens
Holdoe's Farm
SCALE 6" TO A MILE

described and every part thereof into whosesoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines but so that the Mortgagee shall not incur any liability under such covenant on its part other than in respect of its personal acts or defaults if and while mortgagee in possession HEREBY COVENANT with the Board that the Grantors and the Mortgagee and those deriving title under them will at all times hereafter observe and perform the following stipulations that is to say :-

(a) That no part of any dwellinghouse building or other erection which may at any time be upon the said property shall be so constructed or placed as to be within Eighteen feet of the conductors mentioned in the Schedule hereto when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said Schedule and that no tree or coppice wood shall at any time hereafter be planted on the said property under the electric lines or within a distance of One hundred and fifteen feet on either side of the route of the electric lines

(b) That the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet at a temperature of One hundred and twenty two degrees Fahrenheit

4. THE written Consent dated the Twentieth day of January One thousand nine hundred and sixty four to the placing of the electric lines over the said property hereinbefore described given to the Board by the Grantors is hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consent

5. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Four thousand five hundred pounds

IN WITNESS whereof the Grantors have hereunto set their hands and seals and the Mortgagee and the Board have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE SCHEDULE before referred to

SIX quadruple conductors for transmitting electricity by three-phase current at a frequency of fifty cycles per second and at a pressure of 400,000 volts together with one earth wire and two towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and towers to be erected in the positions approximately indicated by a red line and red circles respectively on the plan annexed hereto

SIGNED SEALED AND DELIVERED by the said William John Blewett in the presence of:- W. J. Blewett

Edward F Smith

[redacted]

SIGNED SEALED AND DELIVERED by the said Harold Christopher Blewett in the presence of :- H C Blewett

Peter H Kerr

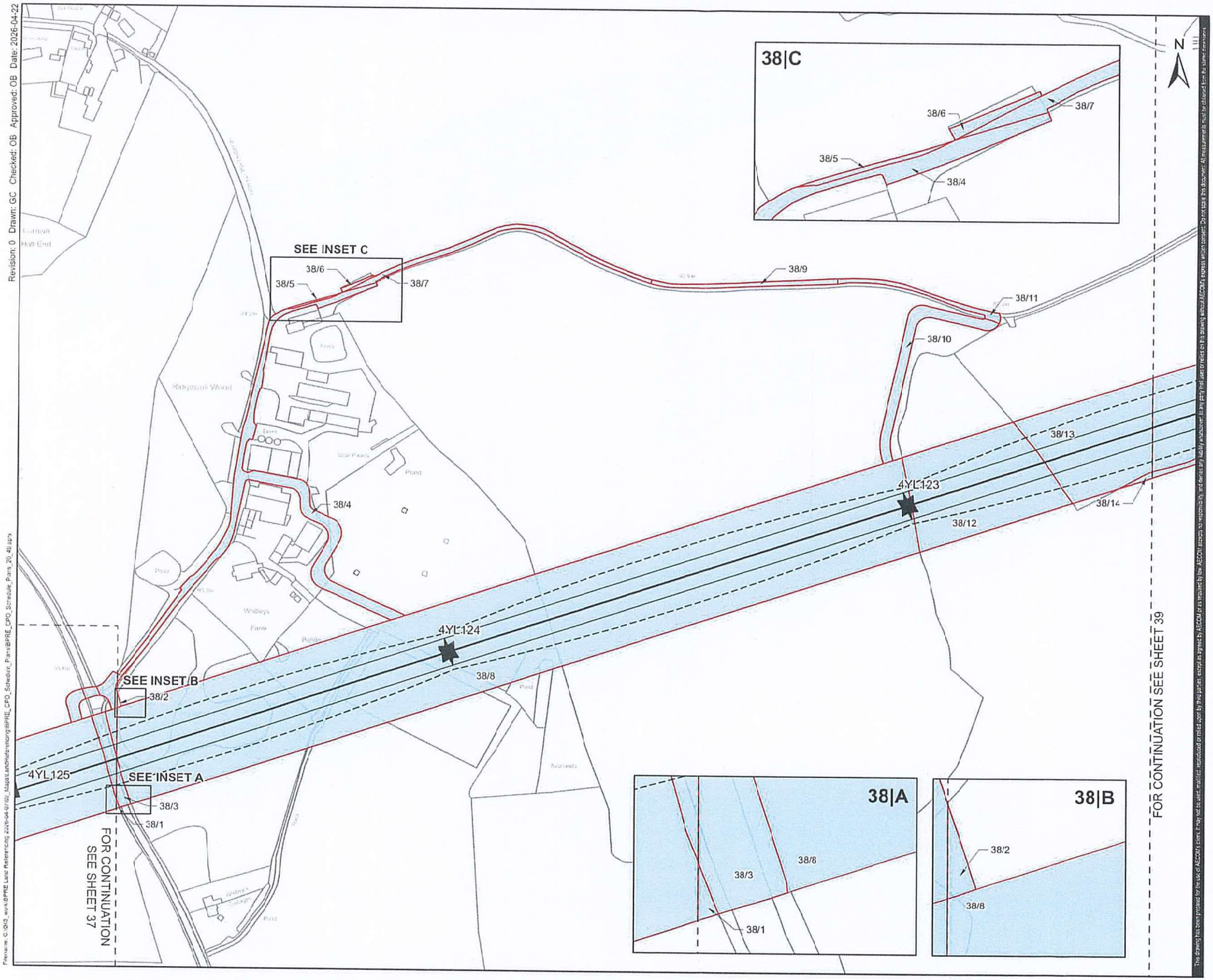
[redacted]

(GIVEN unto the COMMON SEAL of Lloyds
(Bank Limited

D F Smith
Director

J Nicholl Comm
Secretary

APPENDIX 2



Revision: 0 Drawn: GC Checked: OB Approved: OB Date: 2026-04-22

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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referrec to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 38 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM

savills

LEGEND

- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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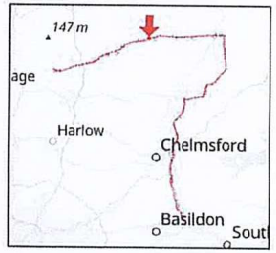

The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000039

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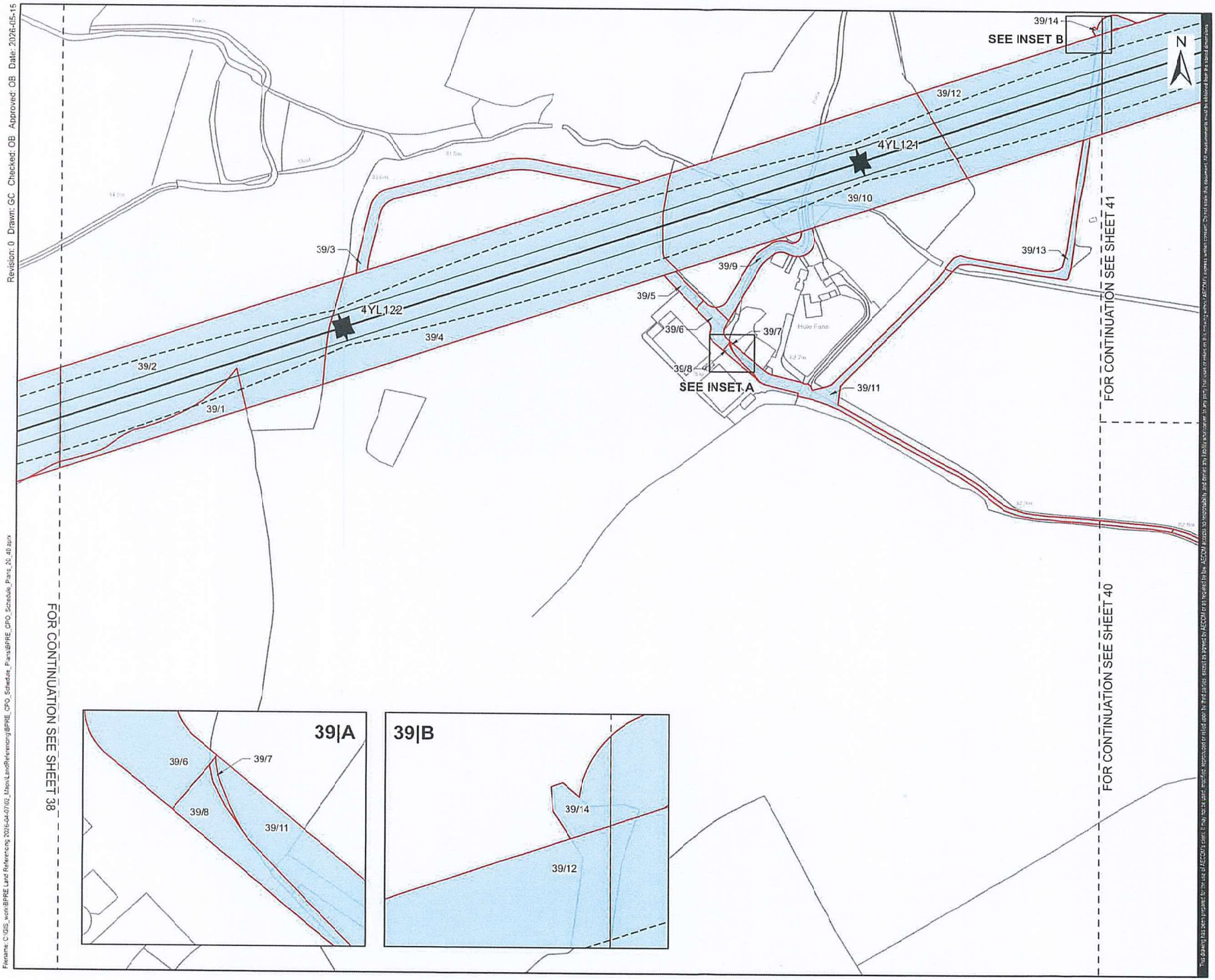

Revision: 0 Drawn: GC Checked: OB Approved: OB Date: 2026-05-15

Filename: C:\GIS_work\BPRE Land Referencing 2026-04-07\02_Maps\Land Referencing\BPRE_CPO_Schedule_Plans\BPRE_CPO_Schedule_Plans_A0_40.aprx

CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 39 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

- Tower Point
- Centreline
- Conductor
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- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000040

APPENDIX 3

Pelham to Rayleigh: Summary of key terms – deed of grant

RIGHTS GRANTED

The landowner will grant the following rights (**Rights**) with full title guarantee for the benefit of NGET and NGET's undertaking for the transmission of electricity (**NGET's Undertaking**):

- With or without vehicles, plant, and equipment to enter and exit the landowner's property (including any part that is highway) (**Landowner's Property**) by any reasonable route to carry out such works as are necessary to erect the Electric Lines and thereafter use, operate, retain, inspect, survey, maintain, repair, alter, renew, replace and remove the Electric Lines and all apparatus and works associated with NGET's Undertaking.

  Electric Lines *are the overhead lines (shown in the positions approximately indicated by [a] solid [red] line[s] on the plan attached, and subject to their maximum swing shown approximately with a dashed red line) for transmitting electricity for the purposes of its or their operations together with an earth wires, fibre optic cables (in connection with the use of NGET's Undertaking only), and the Towers (if any) for supporting the same together with such ancillary equipment and apparatus as may be required by NGET.*

  Towers *are the tower(s) either erected or to be erected in the position(s) approximately indicated by [filled red square(s)] on the plan attached.*

- To construct, install, use and remove such temporary road(s) over the Landowner's Property as NGET may require.

- With or without vehicles, plant, machinery, and equipment at NGET's expense and in a proper and woodmanlike manner to fell, trim, lop, prune, pollard or cut any trees, hedges, bushes and other vegetation on the Landowner's Property and to remove any obstacle from the Landowner's Property which obstructs or interferes with the exercise of the Rights.

- With or without vehicles, plant, machinery, and equipment to enter the Landowner's Property to access any adjoining land in connection with NGET's Undertaking.

- All necessary rights of support for the Electric Lines and Towers.

- To fly a small uncrewed aircraft over the Landowner's Property for the purpose of carrying out surveys, maintenance, alterations, replacements and inspections and any part of the Electric Lines to acquire data during the flight provided that NGET will act in compliance with guidance from the Civil Aviation Authority as may be in place for such use from time to time.

- To enter any part of the Landowner's Property to retrieve and recover any small uncrewed aircraft as referred to above.

- To install, use, alter, divert and remove services and utilities.

NGET'S COVENANTS

- To make good to the reasonable satisfaction of the landowner any damage caused to the Landowner's Property or to any buildings, structures, field drainage, trees, crops, deadstock or livestock on it caused by the exercise of the Rights or if and to the extent that such damage cannot be made good in lieu of making good such damage to reasonably compensate the landowner.

- If required by the landowner, to remove all timber, etc., cut by NGET in accordance with the Rights above.

- To keep the landowner indemnified against all actions, claims and demands (**Claims**) which may be brought or made against the landowner reason of any negligence on the part of NGET or any breach by NGET of its obligations in this Deed. Subject to the landowner:

    - giving NGET written notice of any Claims as soon as reasonably possible after the landowner becomes aware of the same;

    - not admitting liability to any third party, making any offer to settle, settling or compromising any Claims without NGET's consent;

    - taking all reasonable steps to mitigate any liabilities relating to Claims; and

    - keeping NGET informed in relation to the progress of any Claims and paying due regard to NGET's reasonable representations.

    At NGET's discretion, NGET may choose to conduct in the name of the landowner any litigation or other dispute resolution process (as the case may be). The landowner giving NGET such assistance and co-operation as NGET may reasonably require.

LANDOWNER'S (AND IF APPLICABLE TENANT'S) COVENANTS

- Not to do or suffer to be done anything upon the Landowner's Property which may in any way interfere with, damage or cause injury to the Electric Lines or interfere with or obstruct NGET's access thereto or use thereof and the landowner will take all reasonable precautions to prevent such interference, obstruction, damage or injury.

- Not to erect any building, structure, plant or machinery (whether temporary or permanent) (**Structure**) or allow to grow any plant, bush, tree or similar vegetation (**Vegetation**) on the Landowner's Property within 5.3 metres (or greater if required by NGET in the interests of health and safety) of the Electric Lines conductors when they are at a maximum temperature and/or maximum swing.

- Not to erect or store any Structure or allow any Vegetation within a 30 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower bases without NGET's consent. No consent shall be required for any Agricultural Crops up to 1 metre (or greater if required by NGET in the interests of health and safety) save that the landowner may remove any rubbish or debris and mow the grass (if any), so long as there is no contact with any part of the Towers, up to and including the land under the Towers.

    Agricultural Crops *are a plant that is grown by the practice of farming and harvested for subsistence as a food for human consumption or feed for animal consumption or for profit as a fibre, oil, ornamental or industrial crop.*

- Not to store or place within a 15 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower base(s) any goods or materials whatsoever without NGET's consent.

- Not to raise the level of the surface of the Landowner's Property so as to make the distance between the level of the ground and the lowest of the Electric Lines at any point of the span less than 8.1 metres (or greater if required by NGET in the interests of health and safety).

- Not to carry out any works or excavations which may endanger the stability, safety and integrity of the Electric Lines.

- To provide such information as NGET reasonably requires in connection with the tenants and occupiers of the Landowner's Property to facilitate the exercise of the Rights.

- If there is a breach of the obligations above, NGET may give the landowner written notice and require them to take all steps necessary to rectify the breach within 21 days of such notice. If the landowner fails to comply NGET may enter the Landowner's Property and carry out works to rectify the breach at the cost of the landowner.

** Where NGET's consent is required, such consent is not to be unreasonably withheld or delayed and may be granted subject to reasonable conditions.*

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

J Blewett and Sons
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear J Blewett and Sons,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

National Grid acknowledges your concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss. The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

OBJ 26- Crossbank Farms Limited

OBJECTION IN RESPECT OF
THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC
(PELHAM TO RAYLEIGH OVERHEAD LINE REINSFORCEMENT)
COMPULSORY PURCHASE ORDER 2026

SUBMITTED BY BROWN & CO PROPERTY CONSULTANTS
AS AGENTS FOR AND ON BEHALF OF

CROSSBROOK FARMS LIMITED

INTRODUCTION

CROSSBROOK FARMS LIMITED (Jane and Freddie Clark) are the owners of Hole Farm, Stambourne Road, Finchingfield, Braintree, Essex, CM7 4PG (Land Registry Title No. EX713154 & EX733466).

The holding forms a traditional farming business which extends to approximately 423 acres. This is a combination of a 6 bedroom farmhouse, farm buildings, arable land, grassland, woodland and a vineyard.

The farmhouse was being used as a holiday let and the land is farmed in hand, but a contractor Harry Kiddy undertakes the farming practices. The vineyard which goes under the pylons is held in hand and is managed by an external company.

DEED OF GRANT

The Deed of Grant dated 3rd March 1969, a copy of which is attached at Appendix 1, enables National Grid Electricity Transmission Plc (National Grid) to benefit from extensive rights over the Estate to, "erect retain use maintain repair renew inspect and remove the electricity lines and works specified in the Schedule".

As is highlighted throughout the comments below, it is considered that this Deed is sufficient in its' current form, to enable the proper ongoing operation and management of the line.

Although the Statement of Reasons outlines the need and justification for the CPO application, the landowners' would like it noted that when, in 2023, National Grid sought entry across the Property to renew the strings on one side of the overhead lines, through discussion between the Parties, access was facilitated outside of the existing easement enabling them to (a) minimise the time taken to complete the works, (b) use the Properties private roads which were safer, (c) reduce associated crop loss and disturbance arising therefrom.

COMPULSORY PURCHASE ORDER

The landowners understand that the underlying purpose of the Compulsory Purchase Order (CPO) is to align the rights held by National Grid in respect of this line with others now under construction or proposed to be constructed, as set out in the Statement of Reasons, but consider that the rationale and requirement for it is not and has not been justified.

A copy of the CPO Submission Plans, in some far as they relate to the Property, are attached as Appendix 2.

OBJECTIONS TO THE COMPULSORY PURCHASE ORDER

The landowners' objections to the CPO can be summarised as follows;

- **1969 Deed of Grant**

  It is considered that the existing Deed of Grant already provides National Grid with sufficient rights to manage and maintain the line.

The Deed provides the following rights,

- **Installation and operational rights** – the right to erect, retain, use, maintain, repair, renew, inspect and remove electric lines and towers.
- **Access rights –** the right to enter the land at all times with vehicles, plant and equipment for the above purposes.
- **Vegetation management** – the right to fell or lop trees interfering with the lines
- **Ancillary protections** – the Deed contained restrictions on landowner:
  - Not to build within clearance distances
  - Not to raise ground levels affecting safety clearances
- **Compensation provisions –** the right to compensation for:
  - Physical damage
  - Future "injurious affection" where planning permission is obtained.

Whilst the need to modernise and refurbish the line and associated towers is accepted, the extensive new rights now sought, under either the CPO or by Private Treaty (see below), far exceed those originally granted and appear unnecessary given National Grid's ability to maintain the line, since construction, without issue.

- **Rights to be Acquired under the CPO**

  Paragraph 5.7 of the Statement of Reasons sets out the extent of the 'rights' to be acquired under the CPO split between 'Overhead Line Rights', 'Construction Compound Rights' and 'Construction and Operational Access Rights'.

  A comparison of the rights contained within the 1969 Deed and those sought under the CPO can be summarised as follows;

Aspect	Deed of Grant (1969)	Section 5.7 Rights (2026)
Purpose	Operate and maintain existing line	Deliver upgrade and full lifecycle works
Construction rights	Not explicit / very limited	Extensive construction and installation rights
Upgrade/replacement	"Renew" but narrow and ambiguous	Explicit right to replace, upgrade, reconductor
Access	Basic access for maintenance	Full access regime, incl. temporary roads and adjoining land
Temporary works	Not included	Compounds, cabins, welfare, lighting

Aspect	Deed of Grant (1969)	Section 5.7 Rights (2026)
Land use control	Clearance restrictions only	Power to prevent interfering uses
Technology	Fixed infrastructure assumptions	Includes modern methods (e.g. drones)
Environmental works	Tree clearance only	Full environmental mitigation rights

In detail, the additional rights comprise,

- **Overhead Line Rights** – these now cover the entire lifecycle, including:
  - Construction, commissioning and decommissioning
  - Operation, maintenance, repair, renewal, replacement
  - Removal and upgrading of infrastructure

  Plus extensive ancillary rights:
  - Entry, oversailing, and working across land
  - Temporary works (scaffolding, fencing, compounds)
  - Storage of materials and machinery
  - Construction of access tracks – this introduction of hard core etc will mess up drainage and there is no reference for seeking to use the existing tracks as opposed to building new ones.
  - Drainage and dewatering works
  - Crane oversailing and airspace use
  - Use of drones for inspection
  - Prevention of land uses that interfere with the line

  The Landowner are concerned that the rights being sought will be used to, (a) provide access to adjoining land Holdings and (b) to store material, site welfare facilities, etc. for work on adjoining land holdings, resulting in their own land being affected for longer periods than is necessary at National Grid's discretion, with little regard to the requirements and views of the landowner or occupier.

- **Construction Compound Rights** - Separate rights for:
  - Establishing temporary works compounds
  - Cabins, welfare, generators, lighting
  - Storage and processing of materials
  - Archaeological and environmental mitigation

- **Construction & Operational Access Rights - full access at all times** for:
  - Construction
  - Upgrading
  - Maintenance
  - Removal
- Rights to:
  - Build temporary roads
  - Undertake traffic management
  - Remove obstacles and structures
  - Access adjoining land via the subject land

It is considered that the 'rights' now sought go beyond those that National Grid reasonably require to operate and manage the line and will impinge upon the rights of the landowners and the occupiers of the land. The Landowners are also concerned that the scope of the rights sought have the potential to affect access to the land holdings / fields during their occupation, including cross overs and will disturb / damage existing land and mole drainage in the fields.

- **Landowner Engagement**

To date, there has been minimal direct engagement between National Grid, the landowners and / or their agents' regarding the proposed CPO. It appears to be National Grids' strategy to apply for a CPO and then talk – somewhat Trumpian. The Landowners have, to date, seen little evidence of National Grid engaging in meaningful negotiation with terms being presented on a 'take it or leave it basis.

In March 2026, National Grid's agents', Savills circulated a summary of 'key terms' for a revised Deed of Grant, which landowners were encouraged to sign to obviate the acquisition of rights under the provisions of a CPO. A copy of the summary of 'key terms' is attached as Appendix 3.

At the date of submission, the landowners' agents', Brown & Co, continue to press Savills for a meeting to review the summary of 'key terms'.

When National Grid make their formal application for a Development Consent Order, they will be required to provide evidence to the Inspector at the Public Inquiry of their engagement with landowners and that they acted reasonably in their negotiations therewith. Coupled to that, they will also need to demonstrate that they have not contravened the landowners Human Rights. Article 1 of the First Protocol (**A1P1**) to the European Convention on Human Rights states that:

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deemed necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties."

Whilst the landowners' accept that A1P1 is a qualified right, in that no one shall be deprived of his possessions *"except in the public interest and subject to the conditions provided for by law'*, the requirement for the CPO will be contested, unless a clear rationale for the need for the provision of the extensive additional rights sought over those existing has been established.

- Payment Rates

There is an apparent inconsistency within the Land Rights Strategy and Payment Schedule for Assets between those landowners who, in 1964, signed a Deed of Grant to facilitate the construction of the line and those who simply entered into a Wayleave Agreement, for which they have subsequently continued to receive an annual payment.

Whilst National Grid are offering a payment of £1,000 per landowner to upgrade their rights, irrespective of the number of pylons or length of oversail across their land where a Deed of Grant was entered into, those whose land is subject to a Wayleave Agreement are being offered an appropriate tower rate for a new easement. Given the nominal sums paid for the permanent easements in 1969, this disparity should be addressed as part of the CPO process.

SUMMARY

Although the landowners' object to the CPO as drafted, they remain committed to further dialogue and negotiations with National Grid and their agents, with the objective of reaching a compromise to enable a new Deed of Grant reflecting some elements of modernisation to be achieved, subject to fair compensation for the rights being granted.

17th June 2026

APPENDIX 1

Deed of Grant

made the third day of March One thousand nine hundred and sixty nine BETWEEN LAWRENCE WILLIAM DRYSDALE DAVID DONALD DRYSDALE and DOUGLAS JOHN DRYSDALE all of [redacted] carrying on business as "Drysdale Bros." (hereinafter called "the Grantor" which expression where the context so admits shall be deemed to include his successors in title and assigns) of the first part LLOYDS BANK LIMITED (hereinafter called "the Mortgagees") of the second part and the CENTRAL ELECTRICITY GENERATING BOARD (hereinafter called "the Board" which expression where the context so admits shall be deemed to include their successors and assigns) of the third part

WHEREAS the Grantor is seised for an estate in fee simple in possession of the property hereinafter described subject to the Legal Charge next hereinafter recited but otherwise free from incumbrances

AND WHEREAS by a Legal Charge dated the Ninteenth day of March One thousand nine hundred and sixty three made between the Grantor of the one part and the Mortgagees of the other part the said property hereinafter described was charged by way of legal mortgage to secure the payment to the Mortgagees of the sums therein mentioned with interest thereon in accordance with the provisions therein contained

AND WHEREAS the rights and liberties hereinafter mentioned are required by the Board for the purpose of their functions

AND WHEREAS the Grantor with the consent of the Mortgagees testified by their executing these presents the Mortgagees being satisfied with the security which will remain has agreed to sell and the Board have agreed to purchase the said rights and liberties at the price of [redacted]

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of [redacted] paid by the Board with the consent of the Mortgagees to the Grantor (the receipt of which sum the Grantor hereby acknowledges) the Grantor as Beneficial Owner HEREBY GRANTS and the Mortgagees as mortgagees and by the direction of the Grantor HEREBY SURRENDER AND RELEASE unto the Board FULL RIGHT AND LIBERTY for the Board to retain use maintain repair renew inspect and remove the electric lines and works specified in the Schedule hereto (together hereinafter referred to as "the electric lines") on and over the property situate at Finchingfield in the County of Essex and known as Hole Farm part of which said property is shown on the plan annexed hereto and thereon coloured pink and as incidental to the rights and liberties hereinbefore described FULL RIGHT AND LIBERTY for the Board at their own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and coppice wood now or hereafter standing on the said property which would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines and also FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to

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time and at all reasonable times hereafter with or without vehicles plant and equipment to enter upon the said property for all or any of the purposes aforesaid TO HOLD the rights and liberties hereby granted unto the Board in fee simple as appurtenant to their undertaking discharged from the said Legal Charge and all principal moneys and interest thereby secured and all claims and demands thereunder

2. THE Board HEREBY COVENANT with the Grantor as follows :-

(a) that the erection of the electric lines shall be executed by the Board in accordance with the Regulations of the Minister of Power made or having force under section 60 of the Electricity Act 1947 applicable thereto for the time being in force

(b) that they will make good to the reasonable satisfaction of the Grantor any damage to the said property or to the buildings trees hedges fences crops or livestock of the Grantor caused by the electric lines or by the erection of the electric lines If for any reason any such damage cannot be made good or if the Board so prefer they shall in lieu of making good such damage compensate the Grantor therefor

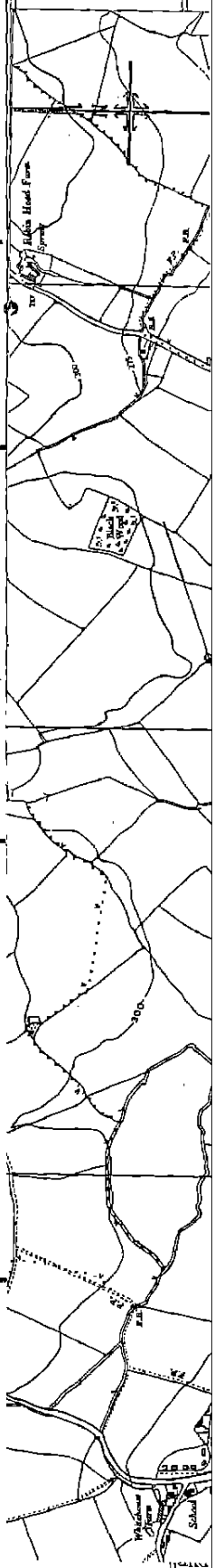
(c) that if required by the Grantor so to do they will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property of the Grantor neat and tidy

(d) that they will keep the Grantor indemnified against all actions which may be brought and all claims and demands which may be made against the Grantor by reason of any default or negligence on the part of the Board in the erection of the electric lines or any failure to repair the same Provided that the Grantor shall as soon as practicable give notice in writing to the Board of any such action or claim brought made or threatened against the Grantor and shall not settle adjust or compromise such action or claim without the consent of the Board

THE expression "the erection of the electric lines" herein used includes the retention user maintenance repair renewal inspection and removal of the electric lines

ANY dispute or difference arising under this clause shall be submitted to arbitration in manner provided by the Arbitration Act 1950 or any statutory modification thereof for the time being in force

3. THE Grantor and the Mortgagees with intent to bind the said property hereinbefore described into whosesoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines but not so as to incur any personal or other liability on the part of the Mortgagees other than for their own personal acts or defaults if and while mortgagees in possession HEREBY COVENANT with the Board



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that the Grantor and the Mortgagees and those deriving title under them will at all times hereafter observe and perform the following stipulations that is to say :-

(a) that no part of any dwellinghouse building or other erection which may at any time be upon the said property shall be so constructed or placed as to be within Eighteen feet of the conductors mentioned in the first part of the Schedule hereto or within Fifteen feet of the conductors mentioned in the second part of the Schedule hereto when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said Schedule and that no tree or coppice wood shall at any time hereafter be planted on the said property under the electric lines or within a distance of One hundred and fifteen feet on either side of the route of the electric lines mentioned in the first part of the Schedule hereto or within a distance of ninety feet on either side of the route of the electric lines mentioned in the second part of the Schedule hereto

(b) that the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet in the case of the conductors mentioned in the first part of the Schedule hereto or less than Twenty two feet in the case of the conductors mentioned in the second part of the Schedule hereto at a temperature of One hundred and twenty two degrees Fahrenheit

4. THERE shall be deemed to be incorporated in this Grant covenants by the Grantor and the Mortgagees with the Board for title and further assurance in respect of the rights and liberties hereinbefore granted to the same effect as the covenants referred to in Section 76 of the Law of Property Act 1925

5. THE written Consents dated the Tenth day of January One thousand nine hundred and forty nine and the Second day of May One thousand nine hundred and sixty three to the placing of the electric lines over the property hereinbefore described given to the British Electricity Authority and the Board respectively by Sarah Ann Drysdale (the predecessor in title to the Grantor) are hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consents

6. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five thousand five hundred pounds

IN WITNESS whereof the Grantor has hereunto set his hand and seal and the Mortgagees and the Board have caused their respective Common Seals to be hereunto affixed the day and year first before written

NT with the Board

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THE SCHEDULE before referred to

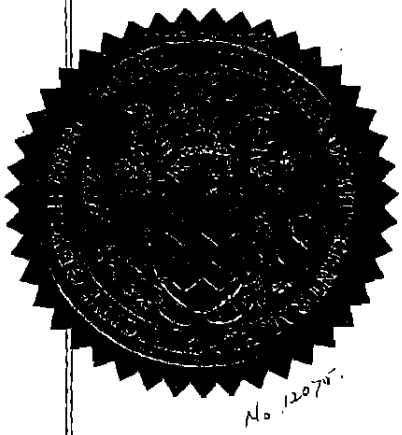
FIRST PART

TWENTY FOUR conductors for transmitting electricity by three-phase current at a frequency of fifty cycles per second and at a pressure of 400,000 volts together with one earth wire and three towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and towers being erected in the position approximately indicated by a blue line and blue circles respectively on the said plan attached hereto

SECOND PART

TWENTY FOUR conductors for transmitting electricity by three-phase current at a frequency of fifty cycles per second and at a pressure of 132,000 volts together with one earth wire one tower and part of a tower for supporting the same and the equipment required by the Board in connection therewith the said conductors tower and part of a tower being erected in the position approximately indicated by a red line and red circles respectively on the said plan attached hereto

(THE COMMON SEAL of the Central
(Electricity Generating Board is
(hereunto affixed and is
(authenticated by :-



No. 12074

Secretary

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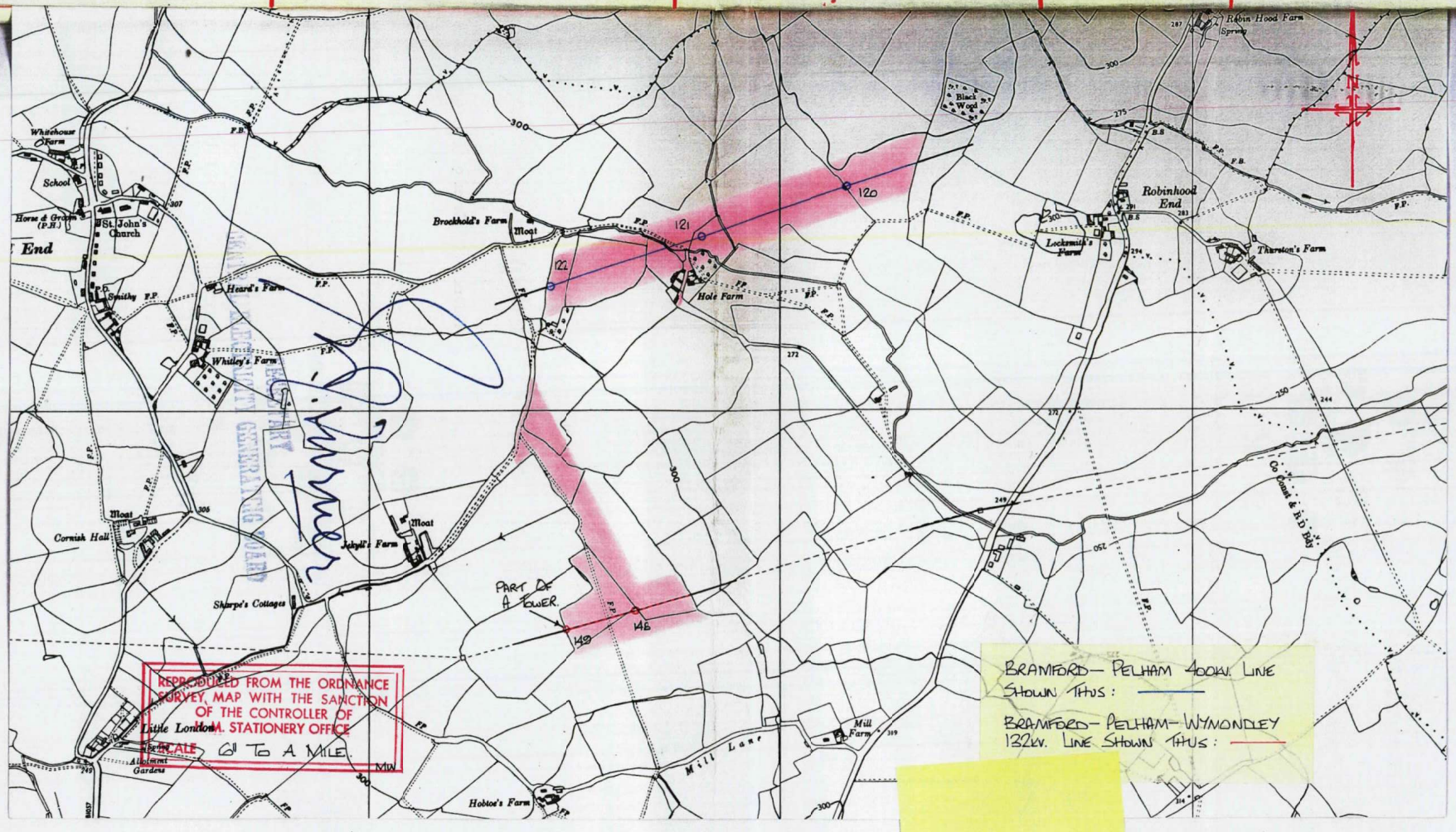

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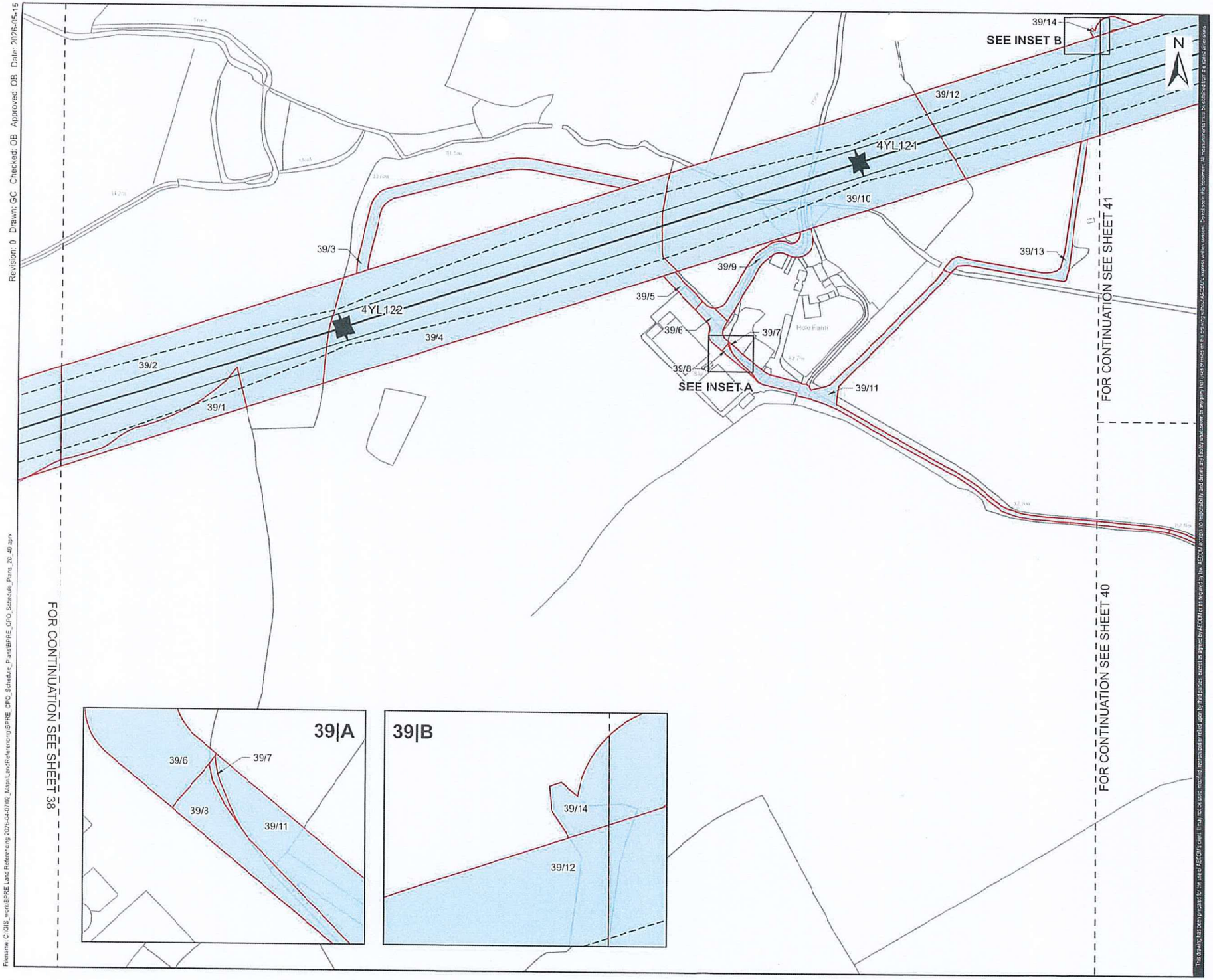
APPENDIX 2



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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 39 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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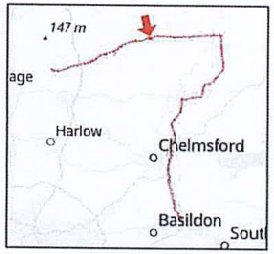


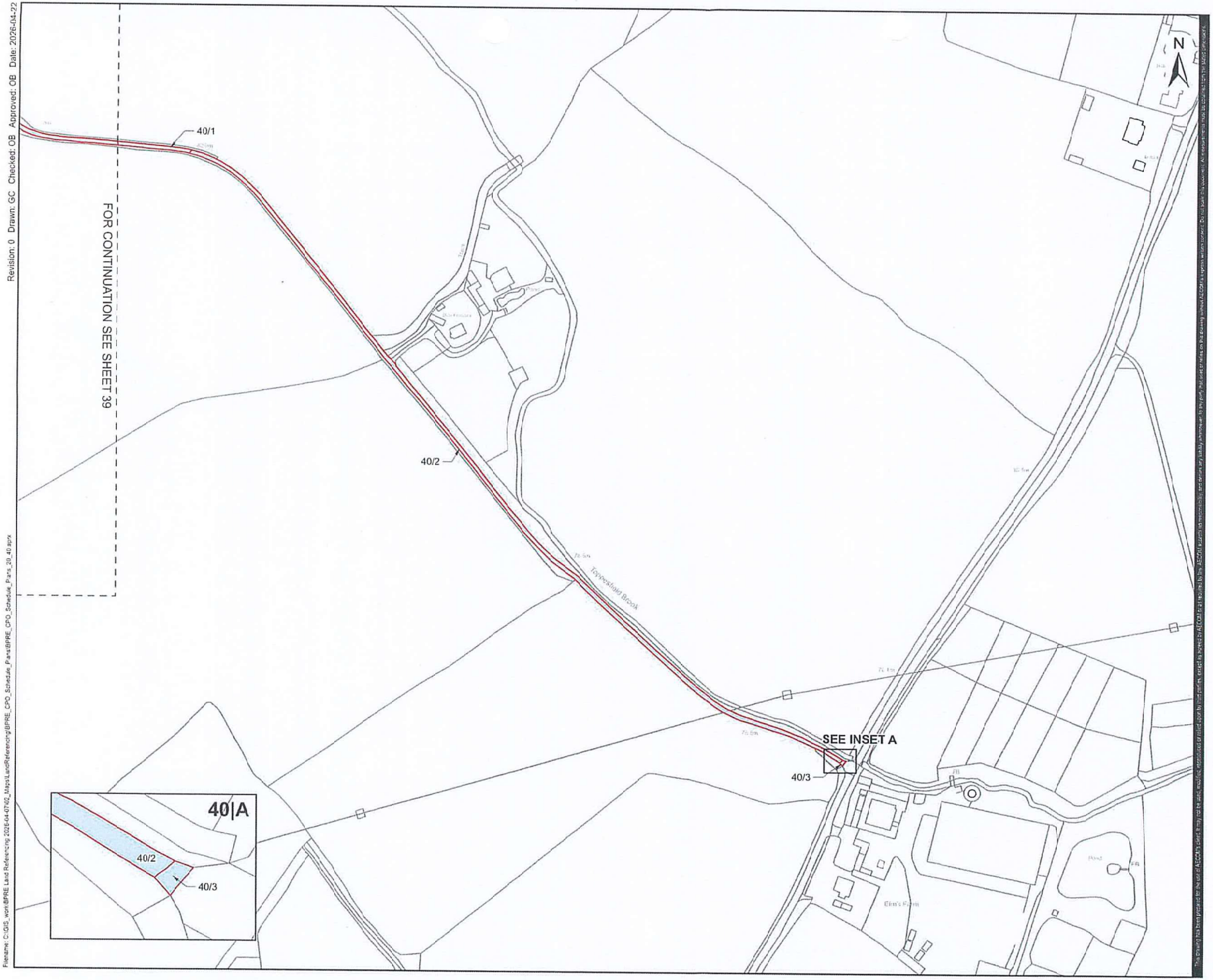
The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13920

BPRE-NGC-XXXX-XXXXXX-DRW-LM-000040



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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 40 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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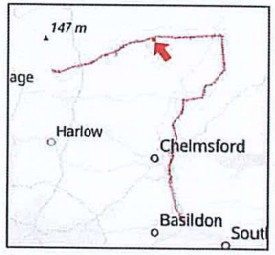

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.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13925

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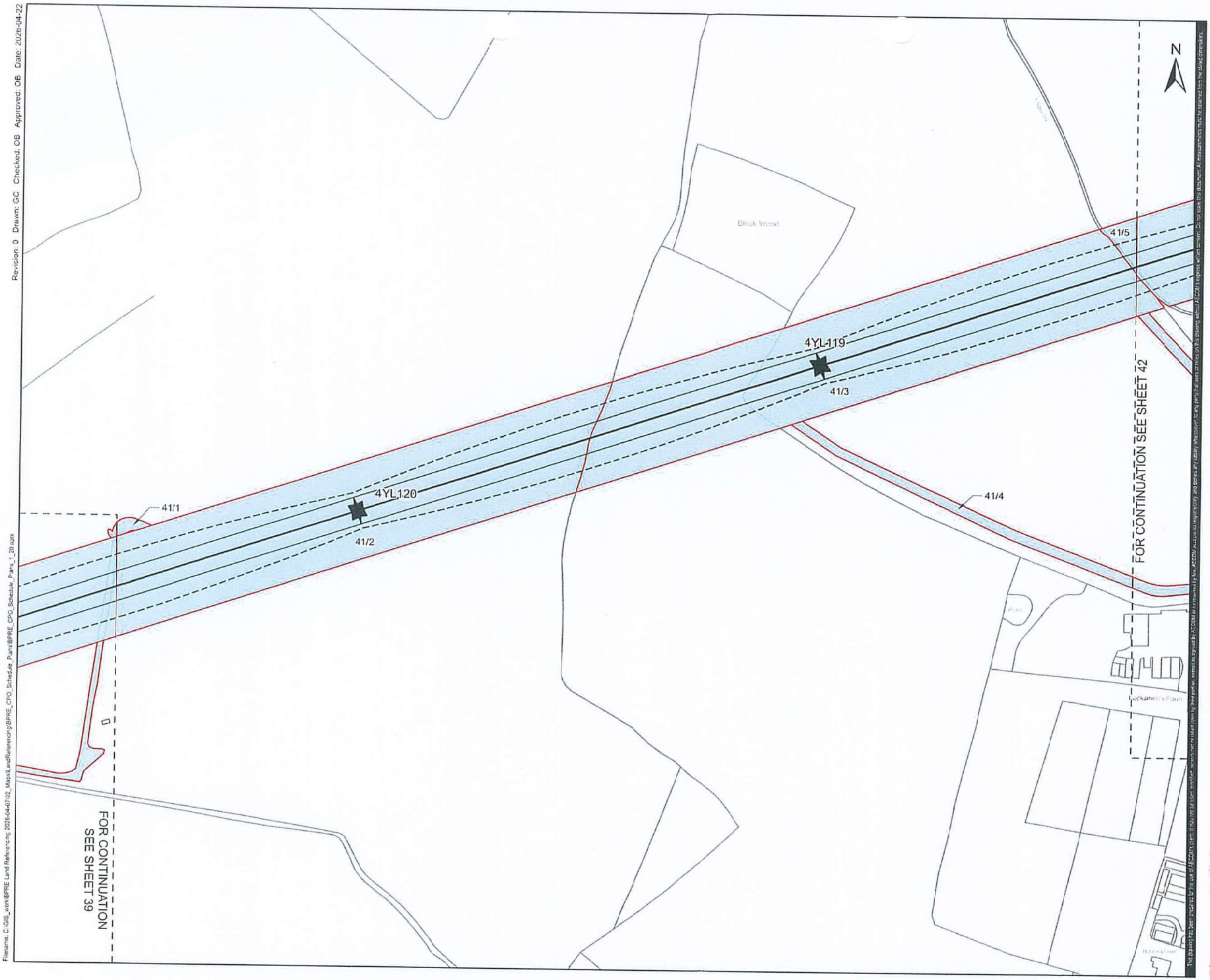

CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 41 of 152

CONSULTANT

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AECOM

savills

LEGEND

- Tower Point
- Centreline
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- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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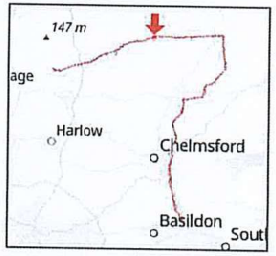


The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NFET3920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000042

APPENDIX 3

Pelham to Rayleigh: Summary of key terms – deed of grant

RIGHTS GRANTED

The landowner will grant the following rights (**Rights**) with full title guarantee for the benefit of NGET and NGET's undertaking for the transmission of electricity (**NGET's Undertaking**):

- With or without vehicles, plant, and equipment to enter and exit the landowner's property (including any part that is highway) (**Landowner's Property**) by any reasonable route to carry out such works as are necessary to erect the Electric Lines and thereafter use, operate, retain, inspect, survey, maintain, repair, alter, renew, replace and remove the Electric Lines and all apparatus and works associated with NGET's Undertaking.

  Electric Lines *are the overhead lines (shown in the positions approximately indicated by [a] solid [red] line[s] on the plan attached, and subject to their maximum swing shown approximately with a dashed red line) for transmitting electricity for the purposes of its or their operations together with an earth wires, fibre optic cables (in connection with the use of NGET's Undertaking only), and the Towers (if any) for supporting the same together with such ancillary equipment and apparatus as may be required by NGET.*

  Towers *are the tower(s) either erected or to be erected in the position(s) approximately indicated by [filled red square(s)] on the plan attached.*

- To construct, install, use and remove such temporary road(s) over the Landowner's Property as NGET may require.

- With or without vehicles, plant, machinery, and equipment at NGET's expense and in a proper and woodmanlike manner to fell, trim, lop, prune, pollard or cut any trees, hedges, bushes and other vegetation on the Landowner's Property and to remove any obstacle from the Landowner's Property which obstructs or interferes with the exercise of the Rights.

- With or without vehicles, plant, machinery, and equipment to enter the Landowner's Property to access any adjoining land in connection with NGET's Undertaking.

- All necessary rights of support for the Electric Lines and Towers.

- To fly a small uncrewed aircraft over the Landowner's Property for the purpose of carrying out surveys, maintenance, alterations, replacements and inspections and any part of the Electric Lines to acquire data during the flight provided that NGET will act in compliance with guidance from the Civil Aviation Authority as may be in place for such use from time to time.

- To enter any part of the Landowner's Property to retrieve and recover any small uncrewed aircraft as referred to above.

- To install, use, alter, divert and remove services and utilities.

NGET'S COVENANTS

- To make good to the reasonable satisfaction of the landowner any damage caused to the Landowner's Property or to any buildings, structures, field drainage, trees, crops, deadstock or livestock on it caused by the exercise of the Rights or if and to the extent that such damage cannot be made good in lieu of making good such damage to reasonably compensate the landowner.

- If required by the landowner, to remove all timber, etc., cut by NGET in accordance with the Rights above.

- To keep the landowner indemnified against all actions, claims and demands (**Claims**) which may be brought or made against the landowner reason of any negligence on the part of NGET or any breach by NGET of its obligations in this Deed. Subject to the landowner:

    - giving NGET written notice of any Claims as soon as reasonably possible after the landowner becomes aware of the same;

    - not admitting liability to any third party, making any offer to settle, settling or compromising any Claims without NGET's consent;

    - taking all reasonable steps to mitigate any liabilities relating to Claims; and

    - keeping NGET informed in relation to the progress of any Claims and paying due regard to NGET's reasonable representations.

    At NGET's discretion, NGET may choose to conduct in the name of the landowner any litigation or other dispute resolution process (as the case may be). The landowner giving NGET such assistance and co-operation as NGET may reasonably require.

LANDOWNER'S (AND IF APPLICABLE TENANT'S) COVENANTS

- Not to do or suffer to be done anything upon the Landowner's Property which may in any way interfere with, damage or cause injury to the Electric Lines or interfere with or obstruct NGET's access thereto or use thereof and the landowner will take all reasonable precautions to prevent such interference, obstruction, damage or injury.

- Not to erect any building, structure, plant or machinery (whether temporary or permanent) (**Structure**) or allow to grow any plant, bush, tree or similar vegetation (**Vegetation**) on the Landowner's Property within 5.3 metres (or greater if required by NGET in the interests of health and safety) of the Electric Lines conductors when they are at a maximum temperature and/or maximum swing.

- Not to erect or store any Structure or allow any Vegetation within a 30 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower bases without NGET's consent. No consent shall be required for any Agricultural Crops up to 1 metre (or greater if required by NGET in the interests of health and safety) save that the landowner may remove any rubbish or debris and mow the grass (if any), so long as there is no contact with any part of the Towers, up to and including the land under the Towers.

    Agricultural Crops *are a plant that is grown by the practice of farming and harvested for subsistence as a food for human consumption or feed for animal consumption or for profit as a fibre, oil, ornamental or industrial crop.*

- Not to store or place within a 15 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower base(s) any goods or materials whatsoever without NGET's consent.

- Not to raise the level of the surface of the Landowner's Property so as to make the distance between the level of the ground and the lowest of the Electric Lines at any point of the span less than 8.1 metres (or greater if required by NGET in the interests of health and safety).

- Not to carry out any works or excavations which may endanger the stability, safety and integrity of the Electric Lines.

- To provide such information as NGET reasonably requires in connection with the tenants and occupiers of the Landowner's Property to facilitate the exercise of the Rights.

- If there is a breach of the obligations above, NGET may give the landowner written notice and require them to take all steps necessary to rectify the breach within 21 days of such notice. If the landowner fails to comply NGET may enter the Landowner's Property and carry out works to rectify the breach at the cost of the landowner.

** Where NGET's consent is required, such consent is not to be unreasonably withheld or delayed and may be granted subject to reasonable conditions.*

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Crossbrook Farms Limited
Hole Farm
Stambourne Road
Finchingfield
CM7 4PG

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Sirs,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid acknowledges the Objector's concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

OBJ 27- Andrew Westrop and Jessica Westrop

OBJECTION IN RESPECT OF
THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC
(PELHAM TO RAYLEIGH OVERHEAD LINE REINSFORCEMENT)
COMPULSORY PURCHASE ORDER 2026

SUBMITTED BY BROWN & CO PROPERTY CONSULTANTS
AS AGENTS FOR AND ON BEHALF OF

JESSICA & ANDY WESTROP

INTRODUCTION

Jessica & Andy Westrop (A Westrop and Sons) are the owners and occupiers of [redacted] (Land Registry Title No. [redacted]).

The holding forms a traditional farming business extending to approximately 125 acres, incorporating 3 separate dwellings, agricultural buildings, an agricultural/car garage, arable land, grassland and woodland. There are also different forms of farm diversification taking place, such as flower picking and a shepherd's hut.

DEED OF GRANT

The Deed of Grant dated 15th February 1965, a copy of which is attached at Appendix 1, enables National Grid Electricity Transmission Plc (National Grid) to benefit from extensive rights over the Estate to, "erect retain use maintain repair renew inspect and remove the electricity lines and works specified in the Schedule".

As is highlighted throughout the comments below, it is considered that this Deed is sufficient in its' current form, to enable the proper ongoing operation and management of the line.

Although the Statement of Reasons outlines the need and justification for the CPO application, the landowners' would like it noted that when, in 2023, National Grid sought entry across the Property to renew the strings on one side of the overhead lines, through discussion between the Parties, access was facilitated outside of the existing easement enabling them to (a) minimise the time taken to complete the works, (b) use the Properties private roads which were safer, (c) reduce associated crop loss and disturbance arising therefrom.

COMPULSORY PURCHASE ORDER

The landowners understand that the underlying purpose of the Compulsory Purchase Order (CPO) is to align the rights held by National Grid in respect of this line with others now under construction or proposed to be constructed, as set out in the Statement of Reasons, but consider that the rationale and requirement for it is not and has not been justified.

A copy of the CPO Submission Plans, in some far as they relate to the Property, are attached as Appendix 2.

OBJECTIONS TO THE COMPULSORY PURCHASE ORDER

The landowners' objections to the CPO can be summarised as follows;

- **1965 Deed of Grant**

  It is considered that the existing Deed of Grant already provides National Grid with sufficient rights to manage and maintain the line.

  The Deed provides the following rights,

- **Installation and operational rights** – the right to erect, retain, use, maintain, repair, renew, inspect and remove electric lines and towers.

- **Access rights** – the right to enter the land at all times with vehicles, plant and equipment for the above purposes.

- **Vegetation management** – the right to fell or lop trees interfering with the lines

- **Ancillary protections** – the Deed contained restrictions on landowner:

  - Not to build within clearance distances

  - Not to raise ground levels affecting safety clearances

- **Compensation provisions** – the right to compensation for:

  - Physical damage

  - Future "injurious affection" where planning permission is obtained.

Whilst the need to modernise and refurbish the line and associated towers is accepted, the extensive new rights now sought, under either the CPO or by Private Treaty (see below), far exceed those originally granted and appear unnecessary given National Grid's ability to maintain the line, since construction, without issue.

- **Rights to be Acquired under the CPO**

  Paragraph 5.7 of the Statement of Reasons sets out the extent of the 'rights' to be acquired under the CPO split between 'Overhead Line Rights', 'Construction Compound Rights' and 'Construction and Operational Access Rights'.

  A comparison of the rights contained within the 1965 Deed and those sought under the CPO can be summarised as follows;

Aspect	Deed of Grant (1965)	Section 5.7 Rights (2026)
Purpose	Operate and maintain existing line	Deliver upgrade and full lifecycle works
Construction rights	Not explicit / very limited	Extensive construction and installation rights
Upgrade/replacement	"Renew" but narrow and ambiguous	Explicit right to replace, upgrade, reconductor
Access	Basic access for maintenance	Full access regime, incl. temporary roads and adjoining land
Temporary works	Not included	Compounds, cabins, welfare, lighting
Land use control	Clearance restrictions only	Power to prevent interfering uses

Aspect	Deed of Grant (1965)	Section 5.7 Rights (2026)
Technology	Fixed infrastructure assumptions	Includes modern methods (e.g. drones)
Environmental works	Tree clearance only	Full environmental mitigation rights

In detail, the additional rights comprise,

- **Overhead Line Rights** – these now cover the entire lifecycle, including:
  - Construction, commissioning and decommissioning
  - Operation, maintenance, repair, renewal, replacement
  - Removal and upgrading of infrastructure

  Plus extensive ancillary rights:
  - Entry, oversailing, and working across land
  - Temporary works (scaffolding, fencing, compounds)
  - Storage of materials and machinery
  - Construction of access tracks – this introduction of hard core etc will mess up drainage and there is no reference for seeking to use the existing tracks as opposed to building new ones.
  - Drainage and dewatering works
  - Crane oversailing and airspace use
  - Use of drones for inspection
  - Prevention of land uses that interfere with the line

  The Landowner are concerned that the rights being sought will be used to, (a) provide access to adjoining land Holdings and (b) to store material, site welfare facilities, etc. for work on adjoining land holdings, resulting in their own land being affected for longer periods than is necessary at National Grid's discretion, with little regard to the requirements and views of the landowner or occupier.
- **Construction Compound Rights** - Separate rights for:
  - Establishing temporary works compounds
  - Cabins, welfare, generators, lighting
  - Storage and processing of materials
  - Archaeological and environmental mitigation
- **Construction & Operational Access Rights - full access at all times** for:

- Construction
- Upgrading
- Maintenance
- Removal

- Rights to:
  - Build temporary roads
  - Undertake traffic management
  - Remove obstacles and structures
  - Access adjoining land via the subject land

It is considered that the 'rights' now sought go beyond those that National Grid reasonably require to operate and manage the line and will impinge upon the rights of the landowners and the occupiers of the land. The Landowners are also concerned that the scope of the rights sought have the potential to affect access to the land holdings / fields during their occupation, including cross overs and will disturb / damage existing land and mole drainage in the fields.

- Landowner Engagement

To date, there has been minimal direct engagement between National Grid, the landowners and / or their agents' regarding the proposed CPO. It appears to be National Grids' strategy to apply for a CPO and then talk – somewhat Trumpian. The Landowners have, to date, seen little evidence of National Grid engaging in meaningful negotiation with terms being presented on a 'take it or leave it basis.

In March 2026, National Grid's agents', Savills circulated a summary of 'key terms' for a revised Deed of Grant, which landowners were encouraged to sign to obviate the acquisition of rights under the provisions of a CPO. A copy of the summary of 'key terms' is attached as Appendix 3.

At the date of submission, the landowners' agents', Brown & Co, continue to press Savills for a meeting to review the summary of 'key terms'.

When National Grid make their formal application for a Development Consent Order, they will be required to provide evidence to the Inspector at the Public Inquiry of their engagement with landowners and that they acted reasonably in their negotiations therewith. Coupled to that, they will also need to demonstrate that they have not contravened the landowners Human Rights. Article 1 of the First Protocol (**A1P1**) to the European Convention on Human Rights states that:

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deemed necessary to control the use of property in accordance

with the general interest or to secure the payment of taxes or other contributions or penalties."

Whilst the landowners' accept that A1P1 is a qualified right, in that no one shall be deprived of his possessions *"except in the public interest and subject to the conditions provided for by law'*, the requirement for the CPO will be contested, unless a clear rationale for the need for the provision of the extensive additional rights sought over those existing has been established.

- Payment Rates

There is an apparent inconsistency within the Land Rights Strategy and Payment Schedule for Assets between those landowners who, in 1964, signed a Deed of Grant to facilitate the construction of the line and those who simply entered into a Wayleave Agreement, for which they have subsequently continued to receive an annual payment.

Whilst National Grid are offering a payment of £1,000 per landowner to upgrade their rights, irrespective of the number of pylons or length of oversail across their land where a Deed of Grant was entered into, those whose land is subject to a Wayleave Agreement are being offered an appropriate tower rate for a new easement. Given the nominal sums paid for the permanent easements in 1965, this disparity should be addressed as part of the CPO process.

SUMMARY

Although the landowners' object to the CPO as drafted, they remain committed to further dialogue and negotiations with National Grid and their agents, with the objective of reaching a compromise to enable a new Deed of Grant reflecting some elements of modernisation to be achieved, subject to fair compensation for the rights being granted.

17th June 2026

APPENDIX 1

4YL320

THIS DEED OF GRANT is made the fifteenth day of February One thousand nine hundred and sixty five BETWEEN MUSETTE FRANCES JACQUELINE NATALIE MAJENDIE C.B.E. of [redacted] (hereinafter called "the Grantor" which expression where the context so admits shall be deemed to include her successors in title and assigns) of the one part and the CENTRAL ELECTRICITY GENERATING BOARD (hereinafter called "the Board" which expression where the context so admits shall be deemed to include their successors and assigns) of the other part

WHEREAS the Grantor is seised for an estate in fee simple in possession free from incumbrances of the property hereinafter described and shown coloured pink on the plan annexed hereto

AND WHEREAS the Grantor as Lord of the Manor of Castle Hedingham is entitled to the property hereinafter described and shown coloured pink and edged green on the said plan subject to the rights of the Commoners

AND WHEREAS the rights and liberties hereinafter mentioned are required by the Board for the purposes of their functions

AND WHEREAS the Grantor has agreed to sell and the Board have agreed to purchase the said rights and liberties at the price of [redacted]

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of [redacted] paid by the Board to the Grantor (the receipt of which sum the Grantor hereby acknowledges) the Grantor as Beneficial Owner so far as concerns the land coloured pink on the said plan and for such right title and interest as she may have in the land coloured pink and edged green on the said plan HEREBY GRANTS unto the Board FULL RIGHT AND LIBERTY for the Board to retain use maintain repair renew inspect and remove the electric lines and works specified in the Schedule hereto (together hereinafter referred to as "the electric lines") on and over the property situate at Castle Hedingham in the County of Essex and known as Rushley Green Farm and Lawrences Farm which said property is shown on the plan annexed hereto and thereon coloured pink and pink edged green and as incidental to the rights and liberties hereinbefore described FULL RIGHT AND LIBERTY for the Board at their own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and coppice wood now or hereafter standing on the said property which would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines and also FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to time and at all reasonable times hereafter with or without vehicles plant and equipment to enter upon the said property for all or any of the purposes aforesaid TO HOLD the rights and liberties hereby granted unto

the Board in fee simple

2. THE Board HEREBY COVENANT with the Grantor as follows :-

(a) That the erection of the electric lines shall be executed by the Board in accordance with the Regulations of the Minister of Power made or having force under section 60 of the Electricity Act 1947 applicable thereto for the time being in force

(b) That they will make good to the reasonable satisfaction of the Grantor any damage to the said property or to the buildings trees (other than trees which may be felled or lopped in the proper exercise of the rights and liberties hereby granted) hedges fences crops or livestock of the Grantor or any tenant of hers caused by the electric lines or by the erection of the electric lines If for any reason any such damage cannot be made good or if the Board so prefer they shall in lieu of making good such damage compensate the Grantor or her tenants therefor

(c) That if required by the Grantor so to do they will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property of the Grantor neat and tidy

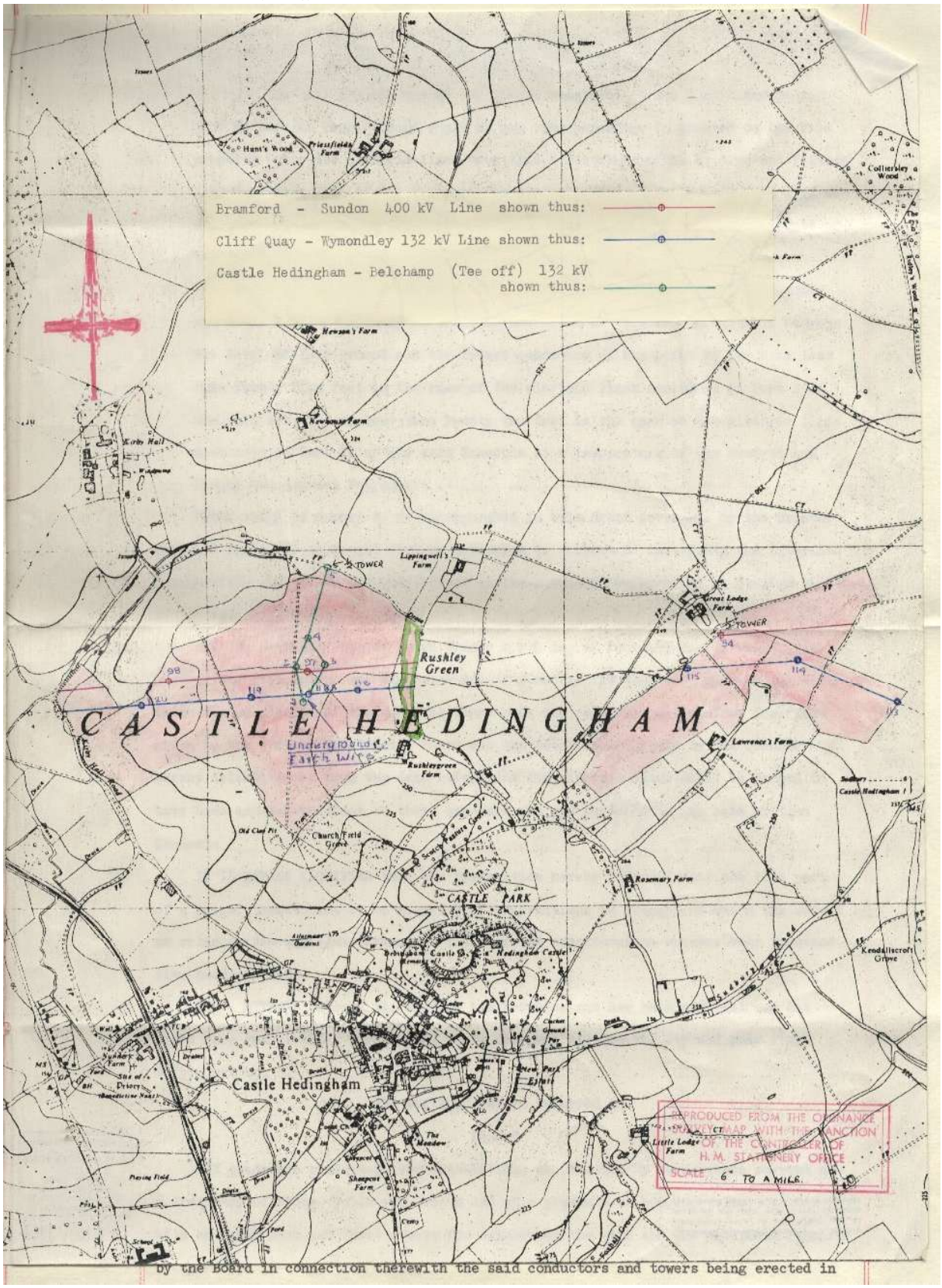
(d) That they will keep the Grantor indemnified against all actions which may be brought and all claims and demands which may be made against the Grantor by reason of any default or negligence on the part of the Board in the erection of the electric lines or any failure to repair the same Provided that the Grantor shall as soon as practicable give notice in writing to the Board of any such action or claim brought made or threatened against the Grantor and shall not settle adjust or compromise such action or claim without the consent of the Board

THE expression "the erection of the electric lines" herein used includes the retention user maintenance repair renewal inspection and removal of the electric lines

ANY dispute or difference arising under this clause shall be submitted to arbitration in manner provided by the Arbitration Act 1950 or any statutory modification thereof for the time being in force

3. THE Grantor with intent to bind the said property hereinbefore described into whosesoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines HEREBY COVENANTS with the Board that the Grantor and those deriving title under her will at all times hereafter observe and perform the following stipulations that is to say :-

(a) That no part of any dwellinghouse building or other erection which may at any time be upon the said property shall be so constructed or placed as to be within Eighteen feet of the conductors mentioned in Part I of the Schedule hereto or



by the Board in connection therewith the said conductors and towers being erected in

within Twelve feet of the conductors mentioned in Part II of the said Schedule when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said Schedule and that no tree or coppice wood shall at any time hereafter be planted on the said property under the electric lines or within a distance of One hundred and fifteen feet on either side of the route of the electric lines mentioned in Part I of the said Schedule or within a distance of Ninety feet on either side of the route of the electric lines mentioned in Part II of the said Schedule

(b) That the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet in the case of the electric lines mentioned in Part I of the said Schedule or less than Twenty two feet in the case of the electric lines mentioned in Part II of the said Schedule at a temperature of One hundred and twenty two degrees Fahrenheit .

4. THERE shall be deemed to be incorporated in this Grant covenants by the Grantor with the Board for title and further assurance in respect of the rights and liberties hereinbefore granted to the same effect as the covenants referred to in Section 76(i)(a) of the Law of Property Act 1925

5. THE two written Consents dated Twenty fifth day of February One thousand nine hundred and forty eight and the Tenth day of June One thousand nine hundred and sixty three to the placing of the electric lines over the property hereinbefore described given to the Central Electricity Board and the Board respectively by the Grantor are hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consents

6. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Four thousand five hundred pounds

I N WITNESS whereof the Grantor has hereunto set her hand and seal and the Board have caused their Common Seal to be hereunto affixed the day and year first before written

THE SCHEDULE before referred to

PART I

SIX quadruple conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 400,000 volts together with an earth wire and three towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and towers being erected in

the position approximately indicated by a red line and red circles respectively on the said plan attached hereto

PART II

SIX conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 132,000 volts together with an earth wire and seven towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and towers being erected in the position approximately indicated by a blue line and blue circles respectively on the said plan attached hereto

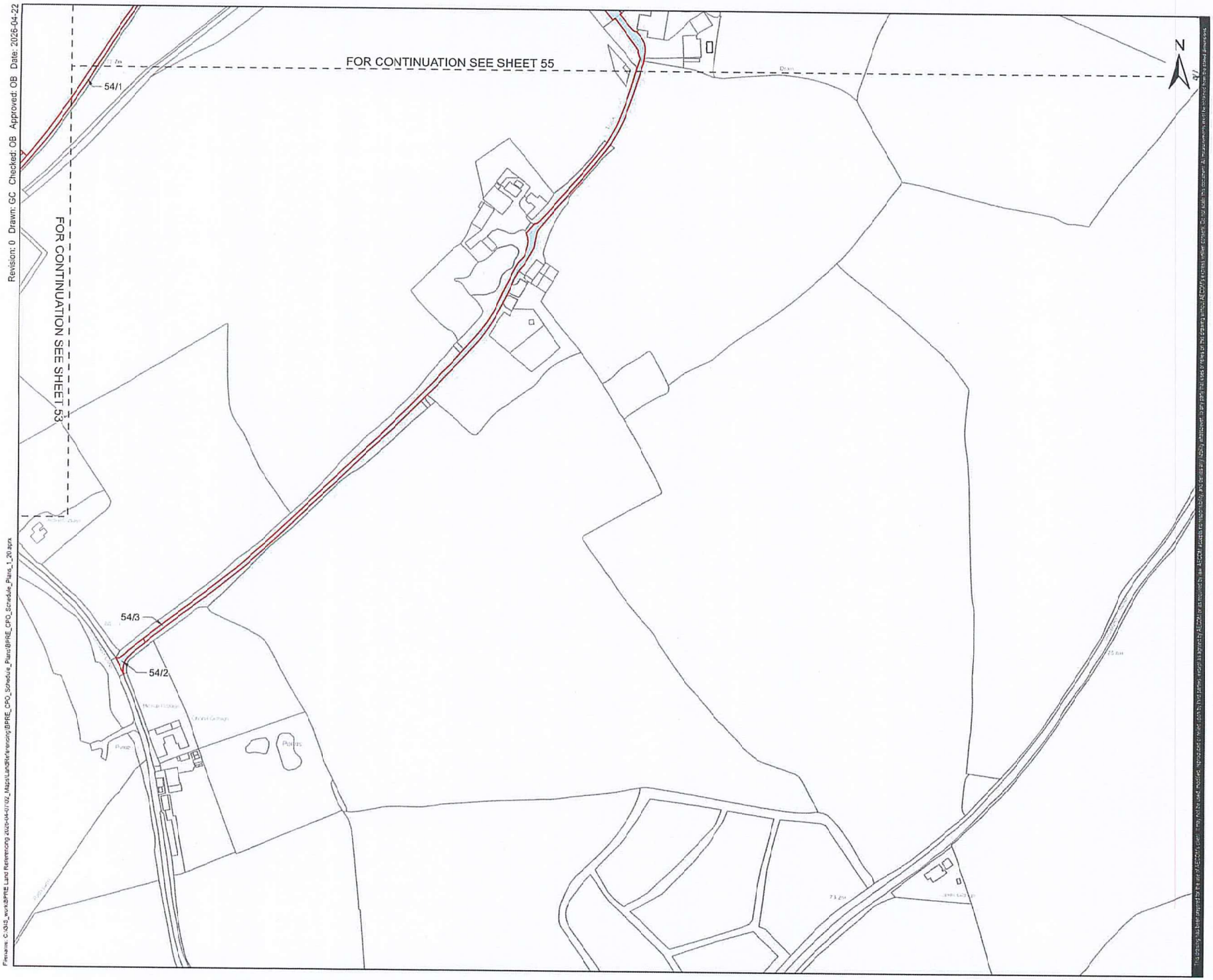
SIX conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 132,000 volts together with an earth wire and two towers and three gantries for supporting the same and the equipment required by the Board in connection therewith the said conductors being erected in the position approximately indicated by a green line the said towers being shown by green circles and numbered 4 and 5 and the said gantries being shown by green circles and numbered 1 2 and 3 on the said plan attached hereto together also with an underground earth wire between tower number 118A and gantry number 1 shown by a broken green line on the said plan and marked "Underground earth wire"

SIGNED SEALED AND DELIVERED by the said Musette Frances Jacqueline Natalie Majendie in the presence of :-

Musette Frances Jacqueline Natalie Majendie

[redacted]

APPENDIX 2



Revision: 0 Drawn: GC Checked: OB Approved: OB Date: 2026-04-22

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CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 54 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM
savills

LEGEND

- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

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The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13970

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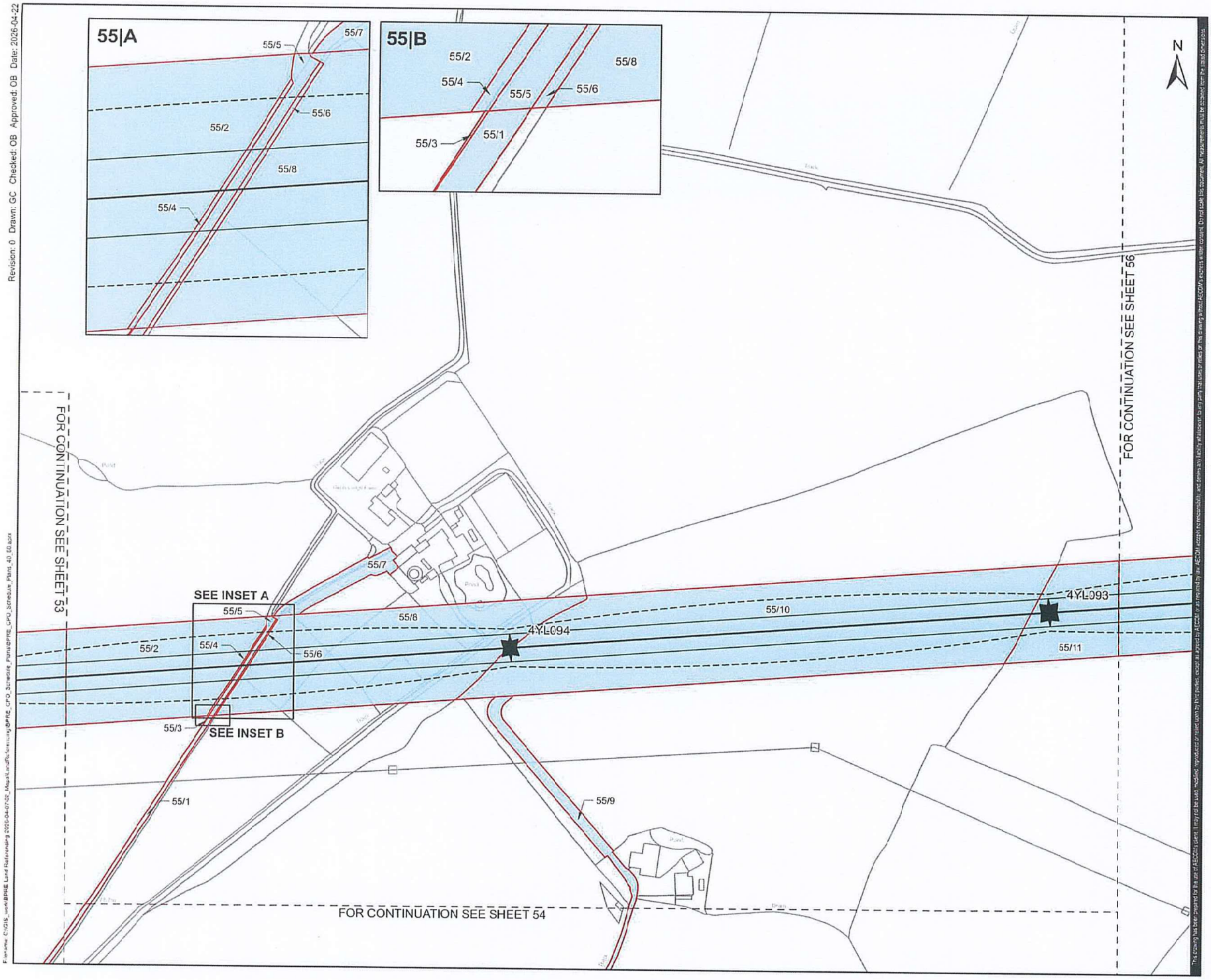

Revision: 0 Drawn: GC Checked: OB Approved: OB Date: 2026-04-22

Filename: C:\GIS_work\BPRE Land Referencing 2025-04-07\02_Maps\LandRefencing\BPRE_CPO_Schedule_Plans\BPRE_CPO_Schedule_Plans_40_60.aprx

CLIENT

nationalgrid

PROJECT

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0 50 100 m

1:2,500 @ A3

NOTES

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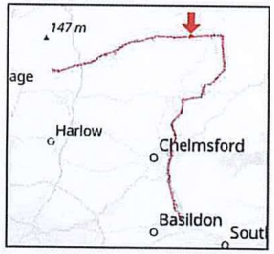

The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000056

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APPENDIX 3

Pelham to Rayleigh: Summary of key terms – deed of grant

RIGHTS GRANTED

The landowner will grant the following rights (**Rights**) with full title guarantee for the benefit of NGET and NGET's undertaking for the transmission of electricity (**NGET's Undertaking**):

- With or without vehicles, plant, and equipment to enter and exit the landowner's property (including any part that is highway) (**Landowner's Property**) by any reasonable route to carry out such works as are necessary to erect the Electric Lines and thereafter use, operate, retain, inspect, survey, maintain, repair, alter, renew, replace and remove the Electric Lines and all apparatus and works associated with NGET's Undertaking.

  Electric Lines *are the overhead lines (shown in the positions approximately indicated by [a] solid [red] line[s] on the plan attached, and subject to their maximum swing shown approximately with a dashed red line) for transmitting electricity for the purposes of its or their operations together with an earth wires, fibre optic cables (in connection with the use of NGET's Undertaking only), and the Towers (if any) for supporting the same together with such ancillary equipment and apparatus as may be required by NGET.*

  Towers *are the tower(s) either erected or to be erected in the position(s) approximately indicated by [filled red square(s)] on the plan attached.*

- To construct, install, use and remove such temporary road(s) over the Landowner's Property as NGET may require.

- With or without vehicles, plant, machinery, and equipment at NGET's expense and in a proper and woodmanlike manner to fell, trim, lop, prune, pollard or cut any trees, hedges, bushes and other vegetation on the Landowner's Property and to remove any obstacle from the Landowner's Property which obstructs or interferes with the exercise of the Rights.

- With or without vehicles, plant, machinery, and equipment to enter the Landowner's Property to access any adjoining land in connection with NGET's Undertaking.

- All necessary rights of support for the Electric Lines and Towers.

- To fly a small uncrewed aircraft over the Landowner's Property for the purpose of carrying out surveys, maintenance, alterations, replacements and inspections and any part of the Electric Lines to acquire data during the flight provided that NGET will act in compliance with guidance from the Civil Aviation Authority as may be in place for such use from time to time.

- To enter any part of the Landowner's Property to retrieve and recover any small uncrewed aircraft as referred to above.

- To install, use, alter, divert and remove services and utilities.

NGET'S COVENANTS

- To make good to the reasonable satisfaction of the landowner any damage caused to the Landowner's Property or to any buildings, structures, field drainage, trees, crops, deadstock or livestock on it caused by the exercise of the Rights or if and to the extent that such damage cannot be made good in lieu of making good such damage to reasonably compensate the landowner.

- If required by the landowner, to remove all timber, etc., cut by NGET in accordance with the Rights above.

- To keep the landowner indemnified against all actions, claims and demands (**Claims**) which may be brought or made against the landowner reason of any negligence on the part of NGET or any breach by NGET of its obligations in this Deed. Subject to the landowner:

    - giving NGET written notice of any Claims as soon as reasonably possible after the landowner becomes aware of the same;

    - not admitting liability to any third party, making any offer to settle, settling or compromising any Claims without NGET's consent;

    - taking all reasonable steps to mitigate any liabilities relating to Claims; and

    - keeping NGET informed in relation to the progress of any Claims and paying due regard to NGET's reasonable representations.

    At NGET's discretion, NGET may choose to conduct in the name of the landowner any litigation or other dispute resolution process (as the case may be). The landowner giving NGET such assistance and co-operation as NGET may reasonably require.

LANDOWNER'S (AND IF APPLICABLE TENANT'S) COVENANTS

- Not to do or suffer to be done anything upon the Landowner's Property which may in any way interfere with, damage or cause injury to the Electric Lines or interfere with or obstruct NGET's access thereto or use thereof and the landowner will take all reasonable precautions to prevent such interference, obstruction, damage or injury.

- Not to erect any building, structure, plant or machinery (whether temporary or permanent) (**Structure**) or allow to grow any plant, bush, tree or similar vegetation (**Vegetation**) on the Landowner's Property within 5.3 metres (or greater if required by NGET in the interests of health and safety) of the Electric Lines conductors when they are at a maximum temperature and/or maximum swing.

- Not to erect or store any Structure or allow any Vegetation within a 30 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower bases without NGET's consent. No consent shall be required for any Agricultural Crops up to 1 metre (or greater if required by NGET in the interests of health and safety) save that the landowner may remove any rubbish or debris and mow the grass (if any), so long as there is no contact with any part of the Towers, up to and including the land under the Towers.

    Agricultural Crops *are a plant that is grown by the practice of farming and harvested for subsistence as a food for human consumption or feed for animal consumption or for profit as a fibre, oil, ornamental or industrial crop.*

- Not to store or place within a 15 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower base(s) any goods or materials whatsoever without NGET's consent.

- Not to raise the level of the surface of the Landowner's Property so as to make the distance between the level of the ground and the lowest of the Electric Lines at any point of the span less than 8.1 metres (or greater if required by NGET in the interests of health and safety).

- Not to carry out any works or excavations which may endanger the stability, safety and integrity of the Electric Lines.

- To provide such information as NGET reasonably requires in connection with the tenants and occupiers of the Landowner's Property to facilitate the exercise of the Rights.

- If there is a breach of the obligations above, NGET may give the landowner written notice and require them to take all steps necessary to rectify the breach within 21 days of such notice. If the landowner fails to comply NGET may enter the Landowner's Property and carry out works to rectify the breach at the cost of the landowner.

** Where NGET's consent is required, such consent is not to be unreasonably withheld or delayed and may be granted subject to reasonable conditions.*

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Andrew Westrop and Jessica Westrop
Laurence's Farm
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Andrew Westrop and Jessica Westrop,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

OBJ 28- Julian and Jackie Paul

OBJECTION IN RESPECT OF
THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC
(PELHAM TO RAYLEIGH OVERHEAD LINE REINSFORCEMENT)
COMPULSORY PURCHASE ORDER 2026

SUBMITTED BY BROWN & CO PROPERTY CONSULTANTS
AS AGENTS FOR AND ON BEHALF OF

JULIAN & JACKIE PAUL

INTRODUCTION

Julian & Jackie Paul are the owners and occupiers of [redacted] and the adjoining woodland (Land Registry Title No. [redacted] and [redacted]).

The property comprises [redacted] and approximately 1.19 acres of grounds surrounding the property. The area that the pylons are crossing is an amenity woodland adjoining there dwelling.

DEED OF GRANT

The Deed of Grant dated 4th February 1966, a copy of which is attached at Appendix 1, enables National Grid Electricity Transmission Plc (National Grid) to benefit from extensive rights over the Estate to, "erect retain use maintain repair renew inspect and remove the electricity lines and works specified in the Schedule".

As is highlighted throughout the comments below, it is considered that this Deed is sufficient in its' current form, to enable the proper ongoing operation and management of the line.

Although the Statement of Reasons outlines the need and justification for the CPO application, the landowners' would like it noted that when, in 2023, National Grid sought entry across the Property to renew the strings on one side of the overhead lines, through discussion between the Parties, access was facilitated outside of the existing easement enabling them to (a) minimise the time taken to complete the works, (b) reduce disturbance arising therefrom.

COMPULSORY PURCHASE ORDER

The landowners understand that the underlying purpose of the Compulsory Purchase Order (CPO) is to align the rights held by National Grid in respect of this line with others now under construction or proposed to be constructed, as set out in the Statement of Reasons, but consider that the rationale and requirement for it is not and has not been justified.

A copy of the CPO Submission Plans, in some far as they relate to the Property, are attached as Appendix 2.

OBJECTIONS TO THE COMPULSORY PURCHASE ORDER

The landowners' objections to the CPO can be summarised as follows;

- **1966 Deed of Grant**

  It is considered that the existing Deed of Grant already provides National Grid with sufficient rights to manage and maintain the line.

  The Deed provides the following rights,

- **Installation and operational rights** – the right to erect, retain, use, maintain, repair, renew, inspect and remove electric lines and towers.
- **Access rights** – the right to enter the land at all times with vehicles, plant and equipment for the above purposes.
- **Vegetation management** – the right to fell or lop trees interfering with the lines
- **Ancillary protections** – the Deed contained restrictions on landowner:
  - Not to build within clearance distances
  - Not to raise ground levels affecting safety clearances
- **Compensation provisions** – the right to compensation for:
  - Physical damage
  - Future "injurious affection" where planning permission is obtained.

Whilst the need to modernise and refurbish the line and associated towers is accepted, the extensive new rights now sought, under either the CPO or by Private Treaty (see below), far exceed those originally granted and appear unnecessary given National Grid's ability to maintain the line, since construction, without issue.

- **Rights to be Acquired under the CPO**

  Paragraph 5.7 of the Statement of Reasons sets out the extent of the 'rights' to be acquired under the CPO split between 'Overhead Line Rights', 'Construction Compound Rights' and 'Construction and Operational Access Rights'.

  A comparison of the rights contained within the 1966 Deed and those sought under the CPO can be summarised as follows;

Aspect	Deed of Grant (1966)	Section 5.7 Rights (2026)
Purpose	Operate and maintain existing line	Deliver upgrade and full lifecycle works
Construction rights	Not explicit / very limited	Extensive construction and installation rights
Upgrade/replacement	"Renew" but narrow and ambiguous	Explicit right to replace, upgrade, reconductor
Access	Basic access for maintenance	Full access regime, incl. temporary roads and adjoining land
Temporary works	Not included	Compounds, cabins, welfare, lighting
Land use control	Clearance restrictions only	Power to prevent interfering uses

Aspect	Deed of Grant (1966)	Section 5.7 Rights (2026)
Technology	Fixed infrastructure assumptions	Includes modern methods (e.g. drones)
Environmental works	Tree clearance only	Full environmental mitigation rights

In detail, the additional rights comprise,

- **Overhead Line Rights** – these now cover the entire lifecycle, including:
  - Construction, commissioning and decommissioning
  - Operation, maintenance, repair, renewal, replacement
  - Removal and upgrading of infrastructure

  Plus extensive ancillary rights:
  - Entry, oversailing, and working across land
  - Temporary works (scaffolding, fencing, compounds)
  - Storage of materials and machinery
  - Construction of access tracks – this introduction of hard core etc will mess up drainage and there is no reference for seeking to use the existing tracks as opposed to building new ones.
  - Drainage and dewatering works
  - Crane oversailing and airspace use
  - Use of drones for inspection
  - Prevention of land uses that interfere with the line

  The Landowner are concerned that the rights being sought will be used to, (a) provide access to adjoining land Holdings and (b) to store material, site welfare facilities, etc. for work on adjoining land holdings, resulting in their own land being affected for longer periods than is necessary at National Grid's discretion, with little regard to the requirements and views of the landowner or occupier.

- **Construction Compound Rights** - Separate rights for:
  - Establishing temporary works compounds
  - Cabins, welfare, generators, lighting
  - Storage and processing of materials
  - Archaeological and environmental mitigation
- **Construction & Operational Access Rights - full access at all times** for:

- Construction
- Upgrading
- Maintenance
- Removal

- Rights to:
  - Build temporary roads
  - Undertake traffic management
  - Remove obstacles and structures
  - Access adjoining land via the subject land

It is considered that the 'rights' now sought go beyond those that National Grid reasonably require to operate and manage the line and will impinge upon the rights of the landowners and the occupiers of the land. The Landowners are also concerned that the scope of the rights sought have the potential to affect access to the land holdings / fields during their occupation, including cross overs and will disturb / damage existing land and mole drainage in the fields.

- Landowner Engagement

To date, there has been minimal direct engagement between National Grid, the landowners and / or their agents' regarding the proposed CPO. It appears to be National Grids' strategy to apply for a CPO and then talk – somewhat Trumpian. The Landowners have, to date, seen little evidence of National Grid engaging in meaningful negotiation with terms being presented on a 'take it or leave it basis.

In March 2026, National Grid's agents', Savills circulated a summary of 'key terms' for a revised Deed of Grant, which landowners were encouraged to sign to obviate the acquisition of rights under the provisions of a CPO. A copy of the summary of 'key terms' is attached as Appendix 3.

At the date of submission, the landowners' agents', Brown & Co, continue to press Savills for a meeting to review the summary of 'key terms'.

When National Grid make their formal application for a Development Consent Order, they will be required to provide evidence to the Inspector at the Public Inquiry of their engagement with landowners and that they acted reasonably in their negotiations therewith. Coupled to that, they will also need to demonstrate that they have not contravened the landowners Human Rights. Article 1 of the First Protocol (**A1P1**) to the European Convention on Human Rights states that:

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deemed necessary to control the use of property in accordance

with the general interest or to secure the payment of taxes or other contributions or penalties."

Whilst the landowners' accept that A1P1 is a qualified right, in that no one shall be deprived of his possessions *"except in the public interest and subject to the conditions provided for by law'*, the requirement for the CPO will be contested, unless a clear rationale for the need for the provision of the extensive additional rights sought over those existing has been established.

- Payment Rates

There is an apparent inconsistency within the Land Rights Strategy and Payment Schedule for Assets between those landowners who, in 1966, signed a Deed of Grant to facilitate the construction of the line and those who simply entered into a Wayleave Agreement, for which they have subsequently continued to receive an annual payment.

Whilst National Grid are offering a payment of £1000 per landowner in most cases, however Mr & Mrs Paul are offered £500 to upgrade their rights, irrespective of the number of pylons or length of oversail across their land where a Deed of Grant was entered into, those whose land is subject to a Wayleave Agreement are being offered an appropriate tower rate for a new easement. Given the nominal sums paid for the permanent easements in 1966, this disparity should be addressed as part of the CPO process.

SUMMARY

Although the landowners' object to the CPO as drafted, they remain committed to further dialogue and negotiations with National Grid and their agents, with the objective of reaching a compromise to enable a new Deed of Grant reflecting some elements of modernisation to be achieved, subject to fair compensation for the rights being granted.

17th June 2026

APPENDIX 1

PDS (P3)

THIS DEED OF GRANT is made the 4th day of February One thousand nine hundred and sixty six BETWEEN EDWIN CECIL SEARLE formerly of [redacted] and LESLIE JAMES SEARLE formerly of [redacted] but now both of [redacted] (hereinafter called "the Grantors" which expression where the context so admits shall be deemed to include their successors in title and assigns) of the one part and the CENTRAL ELECTRICITY GENERATING BOARD (hereinafter called "the Board" which expression where the context so admits shall be deemed to include their successors and assigns) of the other part

WHEREAS the Grantors are seised for an estate in fee simple in possession free from incumbrances of the property hereinafter described upon trust to sell the same

AND WHEREAS the rights and liberties hereinafter mentioned are required by the Board for the purposes of their functions

AND WHEREAS the Grantors in exercise of the said trust for sale have agreed to sell and the Board have agreed to purchase the said rights and liberties at the price of [redacted]

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of [redacted] paid by the Board to the Grantors (the receipt of which sum the [redacted] ledge) the Grantors as Trustees HEREBY GRANT unto the Board FULL RIGHT AND LIBERTY for the Board to retain use maintain repair renew inspect and remove the electric lines and works specified in the Schedule hereto (together hereinafter referred to as "the electric lines") on and over the property situate at Rushley Green Castle Hedingham in the County of Essex which said property is shown on the plan annexed hereto and thereon coloured pink and as incidental to the rights and liberties hereinbefore described FULL RIGHT AND LIBERTY for the Board at their own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and coppice wood now or hereafter standing on the said property which would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines and also FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to time and at all reasonable times hereafter with or without vehicles plant and equipment to enter upon the said property for all or any of the purposes aforesaid TO HOLD the rights and liberties hereby granted unto the Board in fee simple as appurtenant to their undertaking

2. THE Board HEREBY COVENANT with the Grantors as follows :-

(a) That the erection of the electric lines shall be executed by the Board in accordance with the Regulations of the Minister of Power made or having force under section 60 of the Electricity Act 1947 applicable thereto for the time being in force

EX446508
SEQ173

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(b) That they will make good to the reasonable satisfaction of the Grantors any damage to the said property or to the buildings trees hedges fences crops or livestock of the Grantors caused by the electric lines or by the erection of the electric lines and in particular shall after any operation fill in the ground and so far as possible restore the surface to its former condition including the replacement of soil and turf and the removal of all rubbish and weeds If for any reason any such damage cannot be made good or if the Board so prefer they shall in lieu of making good such damage compensate the Grantors therefor

(c) That if required by the Grantors so to do they will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property of the Grantors neat and tidy

(d) That they will keep the Grantors indemnified against all losses damages and expenses which they or their tenants licencees or employees may suffer or incur and all actions which may be brought and all claims and demands which may be made against the Grantors by reason of any default or negligence on the part of the Board in the erection of the electric lines or any failure to repair the same (not excluding the Act of God) Provided that the Grantors shall as soon as practicable give notice in writing to the Board of any such action or claim brought made or threatened against the Grantors and shall not settle adjust or compromise such action or claim without the consent of the Board

THE expression "the erection of the electric lines" herein used includes the retention user maintenance repair renewal inspection and removal of the electric lines

ANY dispute or difference arising under this clause shall be submitted to arbitration in manner provided by the Arbitration Act 1950 or any statutory modification thereof for the time being in force

3. THE Grantors with intent to bind the said property hereinbefore described into whosesoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines HEREBY COVENANT with the Board that the Grantors and those deriving title under them will at all times hereafter observe and perform the following stipulations that is to say :-

(a) That no part of any dwellinghouse building or other erection which may at any time be upon the said property shall be so constructed or placed and no tree shrub or underwood which may at any time be planted upon the said property shall be allowed to grow so as to be or come when falling within Eighteen feet of the conductors mentioned in Part I of the Schedule hereto or within Twelve feet of the conductors mentioned in Part II of the said Schedule when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said Schedule

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(b) That the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet in the case of the electric lines mentioned in Part I of the Schedule hereto or within a distance of Twenty two feet in the case of the electric lines mentioned in Part II of the said Schedule at a temperature of One hundred and twenty two degrees Fahrenheit

4. THERE shall be deemed to be incorporated in this Grant covenants by the Grantor with the Board for title and further assurance in respect of the rights and liberties hereinbefore granted to the same effect as the covenants referred to in Section 76 of the Law of Property Act 1925

5. THE written Consent dated the Twenty fifth day of February One thousand nine hundred and forty eight to the placing of the electric lines mentioned in Part II of the said Schedule over the property hereinbefore described given to the Central Electricity Board by Bertie William Ruggles (the predecessor in title to the Grantors) is hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consent

6. THE written Consent dated the Tenth day of June One thousand nine hundred and sixty three to the placing of the electric lines mentioned in Part I of the said Schedule over the property hereinbefore described given to the Board by the said Bertie William Ruggles is hereby determined as from the date hereof and the electric lines shall be deemed to have been erected pursuant to these presents and not pursuant to the said written Consent

7. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Four thousand five hundred pounds

IN WITNESS whereof the Grantors have hereunto set their respective hands and seals and the Board have caused their Common Seal to be hereunto affixed the day and year first before written

THE SCHEDULE before referred to

PART I

Sizewell - Bramford - Sundon Line

TWENTY FOUR conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 400,000 volts together with one earth wire and one tower for supporting the same and the equipment required by the Board in connection therewith the said conductors and tower being erected in the position approximately indicated by a red line and a red circle respectively on the said plan attached hereto

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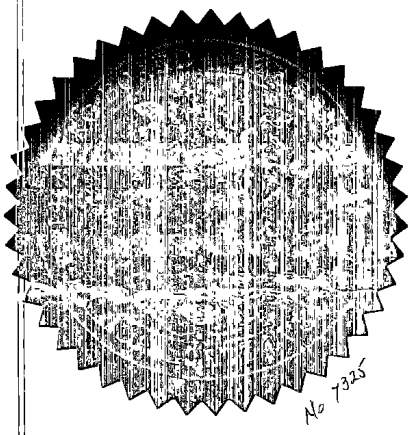
THE SCHEDULE (Continued)

PART II

Cliff Quay - Wymondley Line

SIX conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 132,000 volts together with two earth wires and one tower for supporting the same and the equipment required by the Board in connection therewith the said conductors and tower to be erected in the position approximately indicated by a blue line and a blue circle respectively on the said plan attached hereto

(THE COMMON SEAL of the Central Electricity
(Generating Board is hereunto affixed and
(is authenticated by :-



A. H. Dodd.

A Member of the Board

W. Coolhenden

Deputy Secretary

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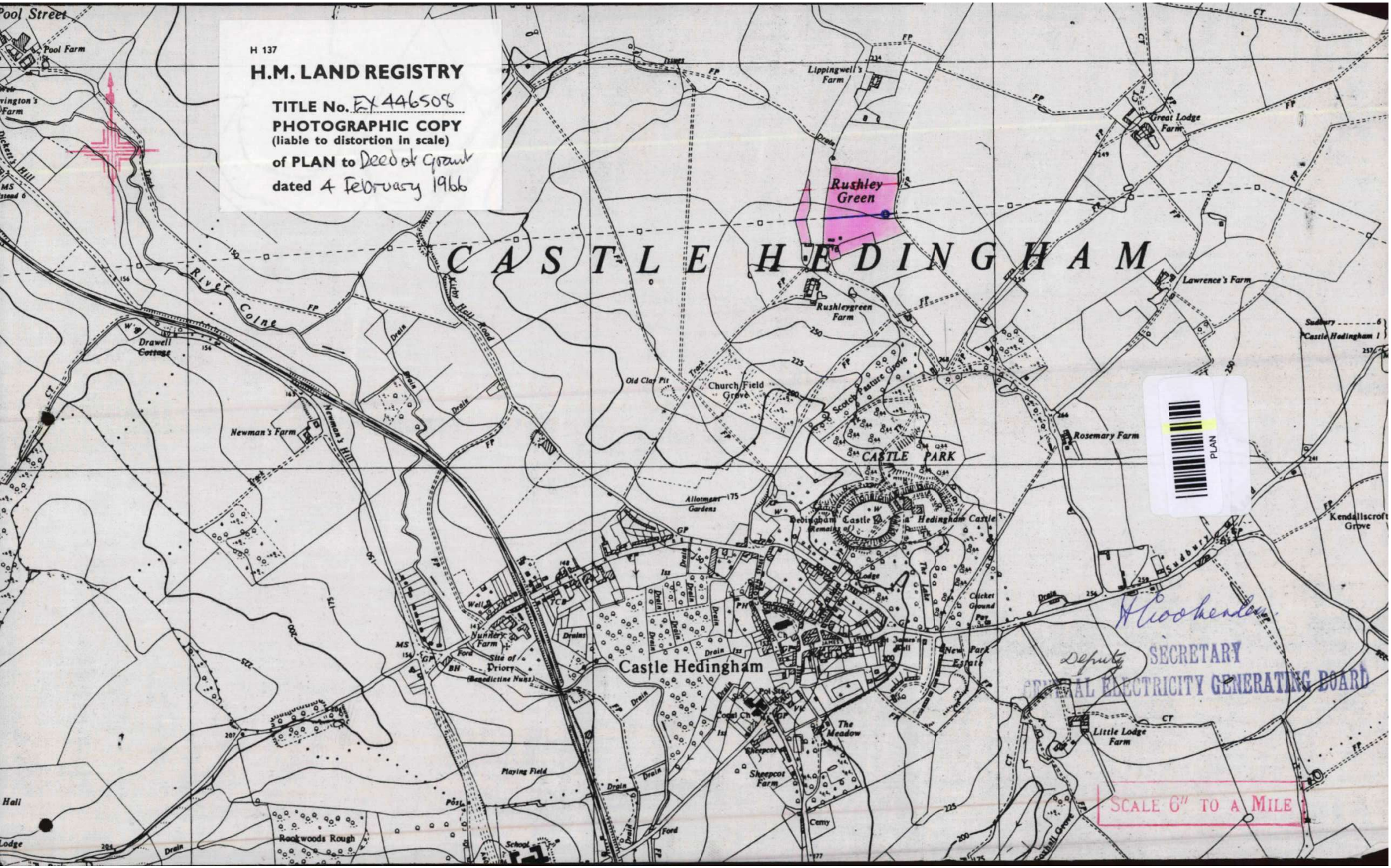

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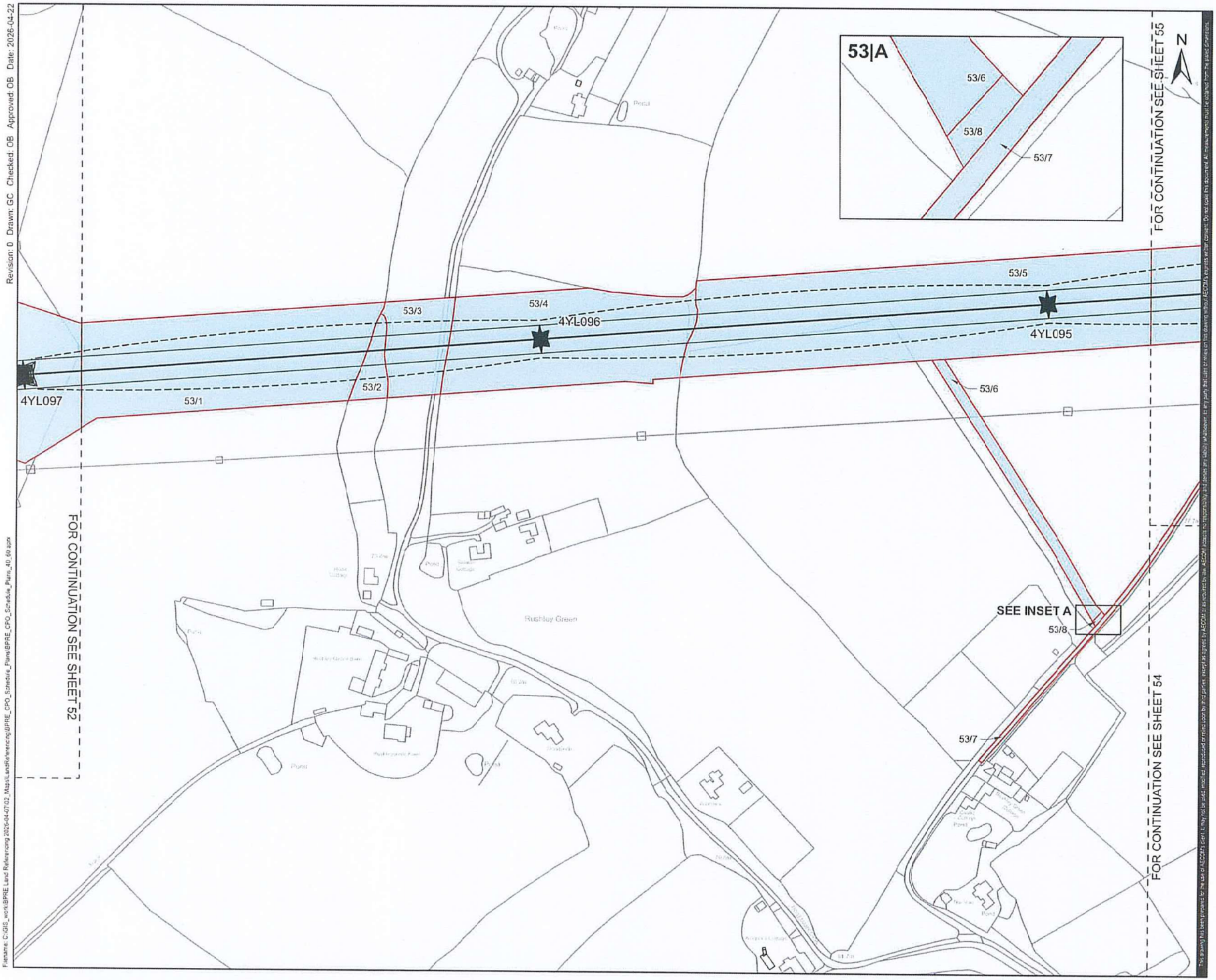
APPENDIX 2



Revision: 0 Drawn: GC Checked: OB Approved: OB Date: 2026-04-22

Filename: C:\GIS_work\BPRE Land Referencing 2026-04-07\02_Maps\LandReferencing\BPRE_CPO_Schedule_Plans\BPRE_CPO_Schedule_Plans_40_60.apx

CLIENT

nationalgrid

PROJECT

Pelham to Rayleigh Overhead Line Reinforcement

FIGURE TITLE

Map referred to in The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026.

ISSUE PURPOSE

CPO Submission - Sheet 53 of 152

CONSULTANT

AECOM Limited
Midpoint, Alencon Link
Basingstoke, Hampshire
RG21 7PP
www.aecom.com

AECOM savills

LEGEND

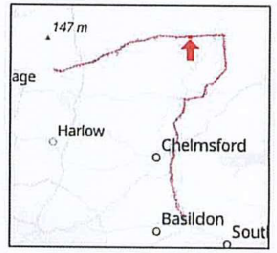
- Tower Point
- Centreline
- Conductor
- Swing
- Red Line Boundary
- New rights to be compulsorily acquired

0 50 100 m

1:2,500 @ A3

NOTES

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Plan produced for National Grid Electricity Transmission (NGET) by AECOM Ltd.



The common seal of National Grid Electricity Transmission plc was affixed on the 21 day of May 2026 in the presence of

.....

(Member of the Board Sealing Committee and Authorised Signatory)

Dated 21 May 2026

DOCUMENT REFERENCE NGET13920

BPRE-NGD-XXXX-XXXXXX-DRW-LM-000054

APPENDIX 3

Pelham to Rayleigh: Summary of key terms – deed of grant

RIGHTS GRANTED

The landowner will grant the following rights (**Rights**) with full title guarantee for the benefit of NGET and NGET's undertaking for the transmission of electricity (**NGET's Undertaking**):

- With or without vehicles, plant, and equipment to enter and exit the landowner's property (including any part that is highway) (**Landowner's Property**) by any reasonable route to carry out such works as are necessary to erect the Electric Lines and thereafter use, operate, retain, inspect, survey, maintain, repair, alter, renew, replace and remove the Electric Lines and all apparatus and works associated with NGET's Undertaking.

  Electric Lines *are the overhead lines (shown in the positions approximately indicated by [a] solid [red] line[s] on the plan attached, and subject to their maximum swing shown approximately with a dashed red line) for transmitting electricity for the purposes of its or their operations together with an earth wires, fibre optic cables (in connection with the use of NGET's Undertaking only), and the Towers (if any) for supporting the same together with such ancillary equipment and apparatus as may be required by NGET.*

  Towers *are the tower(s) either erected or to be erected in the position(s) approximately indicated by [filled red square(s)] on the plan attached.*

- To construct, install, use and remove such temporary road(s) over the Landowner's Property as NGET may require.

- With or without vehicles, plant, machinery, and equipment at NGET's expense and in a proper and woodmanlike manner to fell, trim, lop, prune, pollard or cut any trees, hedges, bushes and other vegetation on the Landowner's Property and to remove any obstacle from the Landowner's Property which obstructs or interferes with the exercise of the Rights.

- With or without vehicles, plant, machinery, and equipment to enter the Landowner's Property to access any adjoining land in connection with NGET's Undertaking.

- All necessary rights of support for the Electric Lines and Towers.

- To fly a small uncrewed aircraft over the Landowner's Property for the purpose of carrying out surveys, maintenance, alterations, replacements and inspections and any part of the Electric Lines to acquire data during the flight provided that NGET will act in compliance with guidance from the Civil Aviation Authority as may be in place for such use from time to time.

- To enter any part of the Landowner's Property to retrieve and recover any small uncrewed aircraft as referred to above.

- To install, use, alter, divert and remove services and utilities.

NGET'S COVENANTS

- To make good to the reasonable satisfaction of the landowner any damage caused to the Landowner's Property or to any buildings, structures, field drainage, trees, crops, deadstock or livestock on it caused by the exercise of the Rights or if and to the extent that such damage cannot be made good in lieu of making good such damage to reasonably compensate the landowner.

- If required by the landowner, to remove all timber, etc., cut by NGET in accordance with the Rights above.

- To keep the landowner indemnified against all actions, claims and demands (**Claims**) which may be brought or made against the landowner reason of any negligence on the part of NGET or any breach by NGET of its obligations in this Deed. Subject to the landowner:

    - giving NGET written notice of any Claims as soon as reasonably possible after the landowner becomes aware of the same;

    - not admitting liability to any third party, making any offer to settle, settling or compromising any Claims without NGET's consent;

    - taking all reasonable steps to mitigate any liabilities relating to Claims; and

    - keeping NGET informed in relation to the progress of any Claims and paying due regard to NGET's reasonable representations.

    At NGET's discretion, NGET may choose to conduct in the name of the landowner any litigation or other dispute resolution process (as the case may be). The landowner giving NGET such assistance and co-operation as NGET may reasonably require.

LANDOWNER'S (AND IF APPLICABLE TENANT'S) COVENANTS

- Not to do or suffer to be done anything upon the Landowner's Property which may in any way interfere with, damage or cause injury to the Electric Lines or interfere with or obstruct NGET's access thereto or use thereof and the landowner will take all reasonable precautions to prevent such interference, obstruction, damage or injury.

- Not to erect any building, structure, plant or machinery (whether temporary or permanent) (**Structure**) or allow to grow any plant, bush, tree or similar vegetation (**Vegetation**) on the Landowner's Property within 5.3 metres (or greater if required by NGET in the interests of health and safety) of the Electric Lines conductors when they are at a maximum temperature and/or maximum swing.

- Not to erect or store any Structure or allow any Vegetation within a 30 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower bases without NGET's consent. No consent shall be required for any Agricultural Crops up to 1 metre (or greater if required by NGET in the interests of health and safety) save that the landowner may remove any rubbish or debris and mow the grass (if any), so long as there is no contact with any part of the Towers, up to and including the land under the Towers.

    Agricultural Crops *are a plant that is grown by the practice of farming and harvested for subsistence as a food for human consumption or feed for animal consumption or for profit as a fibre, oil, ornamental or industrial crop.*

- Not to store or place within a 15 metre radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the Tower base(s) any goods or materials whatsoever without NGET's consent.

- Not to raise the level of the surface of the Landowner's Property so as to make the distance between the level of the ground and the lowest of the Electric Lines at any point of the span less than 8.1 metres (or greater if required by NGET in the interests of health and safety).

- Not to carry out any works or excavations which may endanger the stability, safety and integrity of the Electric Lines.

- To provide such information as NGET reasonably requires in connection with the tenants and occupiers of the Landowner's Property to facilitate the exercise of the Rights.

- If there is a breach of the obligations above, NGET may give the landowner written notice and require them to take all steps necessary to rectify the breach within 21 days of such notice. If the landowner fails to comply NGET may enter the Landowner's Property and carry out works to rectify the breach at the cost of the landowner.

** Where NGET's consent is required, such consent is not to be unreasonably withheld or delayed and may be granted subject to reasonable conditions.*

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Julian and Jackie Paul
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Mr and Mrs Paul

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you

National Grid does not consider that the rights sought under the Order will unnecessarily prejudice the future management or operation of the Estate. The Order seeks only those rights considered necessary for the construction, operation and maintenance of the existing electricity transmission infrastructure. The extent of the Order Land has been carefully reviewed and refined throughout the development of the Project to ensure that only the minimum land and rights reasonably required have been included.

National Grid acknowledges your concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss. The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by

agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, , however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team
Electricity Transmission
Nationalgrid

OBJ 29- Philip William Henry Speakman

Mr John McKenna
Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security and Net Zero
3-8 Whitehall Place,
London,
SW1A 2EG

Date: 18 June 2026
Our ref: Pelham to Rayleigh
Tel: [redacted]
Email [redacted]

Sent by Recorded Delivery

Dear Sirs,

National Grid Electricity Transmission PLC (Pelham to Rayleigh overhead reinforcement) Compulsory Purchase Order 2026 ("the order") - Objection

We act for the freehold owner of the land referred to in your letter dated 13 May 2026 attached.

The land is affected by the proposed Compulsory Purchase order to which my client objects.

The basis of my clients' objections relate to the following;

- Lack of engagement from the acquiring authority in seeking a viable agreement
- Impact upon the land's future development proposal – site has development aspirations
- Infringement upon my client's ability in relation to enjoyment of their land.

Please acknowledge receipt of this objection.

Yours faithfully,

Ben Caldwell MRICS
Director
For and on behalf of Gateley Hamer Ltd

One Eleven Edmund St
Birmingham B3 2HJ
DX 13033 Birmingham 1
0121 234 0000

gateleyhamer.com

Gateley Hamer is a limited company incorporated in England and Wales and regulated by the Royal Institution of Chartered Surveyors. Registered Number: 3948095. VAT Registered Number: GB 991 2809 90. Registered Office: One Eleven, Edmund Street, Birmingham B3 2HJ.

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Philip William Henry Speakman
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Philip William Henry Speakman,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The Order seeks only those rights considered necessary to facilitate the construction, operation, inspection, maintenance, repair and renewal of the existing transmission infrastructure. As such the Landowner, planner or developer should consider the existing asset in their design to mitigate future losses or the National Grid's ability to maintain the asset.

In the event the Objector deems an impact or loss of future development, they may submit an evidence based claim to National Grid. Claims are to be assessed on a proven loss basis in line with the compensation code and will be assessed at an appropriate valuation date. (National Grid will not consider a development Clause).

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. National Grid sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a “compelling case in the public interest”. National Grid considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

CHEFFINS

Cambridge Rural Professional, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
T 01223 213777 E camb.agric@cheffins.co.uk
cheffins.co.uk

John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Department for Energy Security & Net Zero
3-8 Whitehall Place
London
SW1A 2EG

Our ref: HL/CF

Date: 18th June 2026

OBJ 30- Gordon Gray / OBJ 31- Peter Graves and Anne Graves / OBJ 32- John Argent and Gillian Argent / OBJ 33- Elizabeth Caroline Lloyd / OBJ 34- Robert Caton / OBJ 35- The Official Custodian for Charities on behalf of the Town Estate (Estate Trustees) / OBJ 36- Hazel Marion Latham / OBJ 37- Lesley Ann Rush / OBJ 38- Lord Anthony William Vernon

Sent via email

Dear Sir,

Re: The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026

I act on behalf of the clients listed below, who are the freehold owners and/or occupiers of land affected by the above Order ("the Order Land").

- Gordon Gray of [redacted]
- Peter and Anne Graves of [redacted]
- John and Gillian Argent of [redacted]
- Caroline Lloyd of [redacted]
- Robert Caton of [redacted]
- The Official Custodian For Charities on behalf of The Town Estate (Estate Trustees) Levetts House Bardfield Road Thaxted Dunmow CM6 2LR
- Hazel Marion Latham of [redacted]
- Lesley Ann Rush of [redacted]
- Lord Anthony William Vernon of [redacted]

This letter constitutes a formal objection to the Compulsory Purchase Order on behalf of my clients.

My clients do not object in principle to the continued operation, maintenance or appropriate upgrading of the existing electricity transmission infrastructure. However, they object to the proposed acquisition of new and expanded rights over the Order Land on the grounds that they are unnecessary, excessive and disproportionate.

The Order Land is already subject to existing rights in favour of National Grid, which provide for the retention, use, maintenance, repair and renewal of the overhead line together with rights of access. These rights have enabled the operation of the infrastructure for many years.

National Grid's Statement of Reasons confirms that the scheme involves reconductoring only, utilising existing towers and alignment, with no new structures or route changes. The works are therefore confined to the existing infrastructure corridor.

Despite this, National Grid seeks extensive additional rights over a significantly enlarged area of land. No adequate land-specific explanation has been provided as to why such expanded rights are required, given that the infrastructure remains in situ and existing rights already permit maintenance and renewal.

There is a clear inconsistency in National Grid's position. The works are described as replacement within the existing corridor, yet materially wider rights are now sought. If the works fall within renewal or

replacement, the existing rights should be sufficient to facilitate them, as the have been to this point in time.

Furthermore, no detailed analysis has been provided to demonstrate that the existing rights affecting the Order Land are inadequate. In the absence of such evidence, there is no justification for the compulsory acquisition of additional rights.

It is well established that compulsory acquisition must be subject to careful scrutiny and must be justified not only by the public benefit of the project, but also by a clear and evidenced need for the specific rights sought. The public interest must justify the exercise of compulsory powers themselves, not merely the underlying project.

Where existing easements or other rights already provide for access, maintenance and renewal, any additional rights must be limited strictly to those which are demonstrably required. If the works can proceed under existing rights, or with more limited additional rights, the acquisition of wider powers is not justified.

The extent of land included within the Order also appears excessive. The areas subject to rights are wider than has historically been required and appear to have been defined for convenience rather than necessity.

Our clients confirm that previous works to the overhead line have been undertaken using limited working areas in close proximity to the infrastructure. While there is no objection to reasonable temporary access where required, the permanent and extensive rights now sought go beyond what is necessary.

National Grid's approach to voluntary negotiations has also been inadequate. There has been no meaningful or commercially viable engagement. Proposals have been presented on a broad and unsupported basis, including requests to grant rights across entire landholdings without supporting plans, proper Heads of Terms or clear identification of the rights genuinely required.

No single document has been provided setting out in a clear and understandable fashion:

- the parties affected;
- the extent of land affected;
- the existing rights in place;
- the additional rights required;
- the basis of consideration;

In the absence of this fundamental information, as a minimum, it has not been possible for my clients to engage in informed or meaningful negotiations.

I have provided feedback on the summary of key terms circulated by National Grid's agents, but no substantive response has been received. There has been only very limited discussion regarding the extent of land required, and although there has been some suggestion that areas may be reduced from the full title, the extent remains materially greater than would reasonably be required and does not align with the land sought within the Compulsory Purchase Order.

This inconsistency further undermines confidence in the justification for the rights sought and suggests that the voluntary negotiation process is not being conducted on the same basis as the powers now being pursued through the Order.

The draft terms provided by National Grid further demonstrate an intention to secure wide ranging and open ended rights. These include unrestricted access across entire holdings, the ability to install temporary infrastructure, rights to access adjoining land, and broad powers to install and alter apparatus.

The rights are not confined to the existing infrastructure corridor and instead apply across the entirety of the holdings. In addition, the proposed terms impose significant new restrictions on land use, materially increasing the burden compared to existing arrangements.

Taken together, these factors demonstrate that National Grid is not seeking rights limited to what is required for the reconductoring works, but is instead seeking a substantially expanded and more flexible long-term operational position.

Compulsory acquisition powers are limited to what is required for the purposes of the undertaking. Where rights extend beyond what is necessary, there is a concern that such acquisition may fall outside the statutory powers relied upon.

The breadth of the rights sought and the lack of clear justification also raise concerns as to whether the interference with private property rights is proportionate. Where existing rights are sufficient and less intrusive alternatives are available, the acquisition of extensive additional rights is not justified.

The relevant test is whether the compulsory acquisition of rights over the Order Land is necessary and proportionate. In this case, existing rights are capable of facilitating the works, less intrusive alternatives exist, and the extent of land and rights sought is excessive. Accordingly, a compelling case in the public interest has not been established.

For the avoidance of doubt, my clients do not oppose the principle of the scheme, its national significance in facilitating the transmission of electricity, nor the proposed replacement of the existing conductors. Their objection is directed solely at the manner in which National Grid is seeking to secure rights through the Compulsory Purchase Order, and the scope and nature of those rights. In particular, it is the excessive, disproportionate and insufficiently justified extent of the rights sought, together with the manner in which they have been pursued, that gives rise to this objection.

My clients remain willing to engage constructively to agree a proportionate and reasonable arrangement.

Yours faithfully,

Henry Lankfer MRICS FAAV

[redacted]

Enc

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Gordon Gray
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Gordon Gray,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

National Grid Electricity Transmission plc (NGET) is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire the freehold title to any of the Order Land it is seeking the acquisition of rights. The Project ensures the asset remains fit for purpose over its life with proportionate land interference. By re-using the existing towers and alignment, the upgrade avoids new land-take, keeps access requirements to short, defined construction windows, and reduces future maintenance frequence and intrusive works. As set out in the Statement of Reasons, NGET considered multiple alternative options to the Project.

A "do nothing" scenario was not a realistic alternative, having regard to the needs of the region and the broader national policy objectives that the project seeks to address. Reconductoring was therefore identified as the preferred option, as it would deliver the required network benefits in a manner that is both effective and proportionate, whilst avoiding the greater land take and impacts that may be associated with alternatives requiring development consent.

It is recognised that certain rights sought under the Order may not be incompatible with the use or management of the relevant plots. To the extent that any incompatibility does arise, however, NGET will seek, so far as reasonably practicable, to manage any resulting conflicts in an appropriate manner. This may include, for example, the provision of advance notice of works and the implementation of suitable safety protocols.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Peter Graves and Anne Graves
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Peter Graves and Anne Graves,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

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National Grid is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire the freehold title to any of the Order Land it is seeking the acquisition of rights. The Project ensures the asset remains fit for purpose over its life with proportionate land interference. By re-using the existing towers and alignment, the upgrade avoids new land-take, keeps access requirements to short, defined construction windows, and reduces future maintenance frequence and intrusive works. As set out in the Statement of Reasons, National Grid considered multiple alternative options to the Project.

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If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

John Argent and Gillian Argent
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear John Argent and Gillian Argent,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

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A "do nothing" scenario was not a realistic alternative, having regard to the needs of the region and the broader national policy objectives that the project seeks to address. Reconductoring was therefore identified as the preferred option, as it would deliver the required network benefits in a manner that is both effective and proportionate, whilst avoiding the greater land take and impacts that may be associated with alternatives requiring development consent.

It is recognised that certain rights sought under the Order may not be incompatible with the use or management of the relevant plots. To the extent that any incompatibility does arise, however, National Grid will seek, so far as reasonably practicable, to manage any resulting conflicts in an appropriate manner. This may include, for example, the provision of advance notice of works and the implementation of suitable safety protocols.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
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Energy Development,
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3-8 Whitehall Place,
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SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Elizabeth Caroline Lloyd
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Elizabeth Caroline Lloyd,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
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5 August 2026

Robert Caton
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Robert Caton,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

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London,
SW1A 2AW

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
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5 August 2026

The Official Custodian For Charities on behalf of The Town Estate (Estate Trustees)
Levetts House
Bardfield Road
Thaxted
Dunmow
VM6 2LR

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Trustees,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

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5 August 2026

Hazel Marion Latham
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
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Dear Hazel Marion Latham,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

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5 August 2026

Lesley Ann Rush
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Lesley Ann Rush,

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Pelham to Rayleigh OHL Reinforcement Project Land Team

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www.nationalgrid.com

5 August 2026

Lord Anthony William Vernon
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

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SW1A 2AW

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 39- Martin Grant Homes

Date: 18 June 2026

Our Ref: TD/CSE2423

Your Ref: BPRE-PIL-838

28-29 Hagley Mews
Hall Lane
Hagley
Worcestershire
DY9 9LG
www.btsgb.com

Email: [redacted]

Via email only: john.mckenna@energysecurity.gov.uk

FAO Mr John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Energy Department
Department for Energy Security and Net Zero
3-8 Whitehall Place
London
SW1A 2EG

Dear Mr McKenna

NATIONAL GRID ELECTRICITY TRANSMISSION (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT): COMPULSORY PURCHASE ORDER 2026
OBJECTION ON BEHALF OF LANDOWNERS MARTIN GRANT HOMES LIMITED, MARTIN GRANT HOMES LAND LIMITED AND MARTIN GRANT (HOLDINGS) LIMITED IN RESPECT OF THE MARTIN GRANT SCHEME (PROPOSED RESIDENTIAL DEVELOPMENT AT LAND NORTH OF SOUTHEND ROAD, SHOTGATE, WICKFORD)

BTS is acting as agent on behalf of the landowners, Martin Grant Homes Limited, Martin Grant Homes Land Limited and Martin Grant (Holdings) Limited (Martin Grant), who are affected by the National Grid Pelham to Rayleigh Overhead Lines Reinforcement Compulsory Purchase Order 2026 ("the Order").

The landowners have received notice that the Order has been made and that objections should be made to the Department for Energy Security and Net Zero (DESNZ) before 19 June 2026.

Our client wishes to lodge an **objection** to the Order on the grounds that its repercussions have not been properly tested in the context of the proposed development at Land North of Southend Road ("the Martin Grant Scheme").

The purpose of this letter is to provide the Secretary of State with preliminary information about the Martin Grant Scheme and the potential interfaces between it and the National Grid project ("the NGET Project").

The interfaces need to be resolved to provide all parties with comfort that the Martin Grant Scheme can proceed as planned without being adversely impacted by the NGET project.

The Martin Grant Scheme and Planning Context

On 7 August 2023Martin Grant lodged an outline planning application with Basildon Council for:

> "up to 250 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Southend Road) (amendment to public right of way (PROW))" (Ref: **23/01018/OUT**)

The application has secured a resolution to grant planning permission subject to the signing of a Section 106 Agreement. Planning permission is likely to be issued imminently.

Basildon Council is currently unable to demonstrate a five-year housing land supply. Consequently, there is much need for the 250 dwellings proposed by Martin Grant.

Interfaces Between the Martin Grant Scheme and the NGET Project

We have inserted the Martin Grant Illustrative Masterplan (**Enclosure 1).** This broadly shows:

The land proposed for compulsory purchase, identified as Parcel 148/57, encroaches upon the site's Nature and Ecology Area, which is subject to restricted access.

Martin Grants' primary concern is the potential interface between its ecology and nature areas and the NGET proposed works accesses.

If, say, the NGET Project prohibited the construction of Martin Grants' Ecology and Nature areas, required to deliver the development, a very significant loss of development and claim for compensation would arise should these area have to be positioned elsewhere.

Concluding Remarks

The Martin Grant scheme will provide much needed new housing, open space and other infrastructure and its delivery is in the public interest. Our Clients are seeking comfort that their scheme can progress as planned without any significant repercussions arising from the NGET Project.

Our Clients wish to work collaboratively with NGET to reach solutions. If agreements can be reached, it may be possible to withdraw this objection in due course.

Our Clients are aware of National Grid's preference to secure land rights by way of a voluntary agreement, and that the CPO powers would only come into force in the event that a voluntary agreement cannot be reached. This is our Client's preference also.

Martin Grant reserves the right to compensation and understands that this matter will be dealt with separately, as necessary, at a later date.

BTS welcomes confirmation of receipt of this letter and continued engagement throughout the CPO process. All correspondence should be directed to the three members of our team referenced below.

Yours sincerely

Catherine Mumby MRTPI	Ben Tibbetts MRICS	Tom Duggan MRICS
Director	**Senior Director**	**Director**
[redacted]	[redacted]	[redacted]

Enclosure 1: Illustrative Masterplan showing the Martin Grant Scheme

N
NATURE AREA WITH RESTRICTED ACCESS
CENTRAL SECTION OF EXISTING PUBLIC FOOTPATH TO BE UPGRADED AND FORM A SHARED PEDESTRIAN/CYCLE ROUTE
NATURE AREA WITH PUBLIC ACCESS
EMERGENCY ACCESS POINT PROVIDED FROM ALICIA WALK
SUDS
SUDS
NYAP
COMMUNITY ORCHARD
PROPOSED ATTENUATION/CONVEYANCE SWALES
LAP
THE AVENUE ALIGNED TO FACILITATE A VIEW BETWEEN THE TWO ON-SITE PUBLIC OPEN SPACES
NEW HOMES FRONTING THE ROUNDABOUT TO FORM A GATEWAY INTO THE NEW NEIGHBOURHOOD
PROPOSED SHARED PEDESTRIAN/CYCLE ROUTES THROUGHOUT THE SITE
PROPOSED ROUNDABOUT ACCESS FROM SOUTHEND ROAD
PROPOSED PEDESTRIAN/CYCLE LINK ONTO SOUTHEND ROAD
CSA environmental

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5 August 2026

Martin Grant Homes
Grant House
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Dorking
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Unit 9, Forbes Business Centre
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IP32 7AR

Dear Martin Grant Homes,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

National Grid acknowledges the importance of protecting environmental interests, including land managed under Countryside Stewardship agreements and measures implemented to enhance biodiversity, including that included in your Nature and Ecology area.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The existing transmission towers have been present for many years and landowners have managed their land alongside this existing infrastructure throughout that period. The Order does not introduce a new overhead line corridor but formalises the rights necessary to enable the continued operation, maintenance, inspection, repair, renewal and upgrading of the existing electricity transmission infrastructure.

Owners and occupiers of land crossed by existing overhead electricity infrastructure will be aware that National Grid Electricity Transmission plc may require periodic access to inspect, maintain, repair or replace its assets in order to fulfil its statutory duties. The rights sought through the Order are intended to secure the continued ability to undertake those activities where required and, where appropriate, to renew or formalise existing rights.

National Grid will seek to minimise disturbance to environmental management and biodiversity wherever reasonably practicable. Access arrangements and the timing of works will continue to be discussed with affected landowners where appropriate in order to reduce impacts on existing land management practices.

Where land is subject to a Countryside Stewardship or similar environmental agreement, National Grid will work with the landowner to understand any relevant obligations. Where necessary, landowners may apply to the Rural Payments Agency for a derogation or consent where works are required that may otherwise conflict with the terms of an environmental agreement. The existence of such agreements does not prevent the Project from proceeding, and National Grid will continue to work with affected parties to minimise impacts and assist in managing any necessary approvals.

Any losses arising directly from the exercise of compulsory purchase powers will be considered in accordance with the Compensation Code, and National Grid will continue to engage constructively with affected landowners to minimise impacts wherever reasonably practicable.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 40- Harry Baines and Suzanne Baines

IN THE MATTER OF THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT) COMPULSORY PURCHASE ORDER 2026

STATEMENT OF OBJECTIONS ON BEHALF OF SUZANNE BAINES AND HARRY EDWARD BAINES

To the Secretary of State for Energy Security and Net Zero c/o The Department for Energy Security and Net Zero, Electricity Networks Planning, Consenting and Communities, 3 Whitehall Place, London SW1A 2EG (e-mail: John.McKenna@energysecurity.gov.uk).

These are the objections of Suzanne Baines and Harry Edward Baines (together "the Objectors") to the National Grid Electricity Transmission Plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 ("the Order") made by National Grid Electricity Transmission Plc ("NGET") on 21 May 2026. The address for correspondence relating to this statement of objections is c/o Landreeve Ltd, Communications House, University Court, Staffordshire Technology Park, Stafford ST18 0ES (e-mail: [redacted]).

BACKGROUND AND INTEREST OF THE OBJECTORS

The Objectors are the freehold owners of the agricultural land comprised in HM Land Registry title number [redacted], being land at [redacted] (the "Land"). The Order land

acquisition plans show that NGET seeks to acquire new rights over plots 12/3 (in respect of subsoil up to the half-width), 12/4 (as riparian owner), 12/5, 12/6, 12/7, 12/8, 12/9, 13/1 and 13/3 (the "Plots"), which overlap with the Land.

OBJECTIONS TO THE ORDER

1. No compelling case in the public interest demonstrated

Paragraph 12.3 of the *Guidance on the Compulsory Purchase Process* issued by the Ministry of Housing, Communities & Local Government (January 2025) ("the Guidance") provides that a compulsory purchase order should only be made where there is a compelling case in the public interest and where reasonable efforts have been made to acquire the necessary land and rights by agreement. NGET expressly relies on that test in its Statement of Reasons (paragraphs 1.4, 10.1.8, 10.1.14 and 11.5).

The existence of a general policy case for network reinforcement does not establish a compelling case for the acquisition of the particular rights sought over the Land. That requires a separate, plot-specific justification. NGET describes the Project as limited to reconductoring an existing overhead line on its current alignment, with no new supports, circuits or route changes. It has not demonstrated why the acquisition of rights over the Land is necessary in order to deliver that Project. The statutory test is therefore not met.

2. Over-sterilisation of land and lack of technical justification

Against NGET's own description of the Project as reconductoring an existing line on the existing alignment, with no new supports or circuits, the extent of land which it seeks effectively to sterilise is excessive. Both the

horizontal and vertical limits go materially beyond what is reasonably necessary to maintain statutory safety clearances and to carry out reconductoring works.

In particular, the rights sought would create a wide zone within which development would be precluded or severely constrained far beyond the clearance envelope and localised working areas actually required for safe operation and access. NGET has not provided any plot-specific technical justification demonstrating that the full area of the Plots is required either for ongoing safety clearances or for defined construction activities, nor that more targeted and proportionate restrictions would be insufficient.

The Guidance requires an acquiring authority to take only such land and rights as are reasonably necessary and to carefully justify the extent of the interference with private interests. In the absence of clear engineering evidence that the extent of sterilisation proposed is required to maintain the minimum clearances and to facilitate specified works, the breadth of the rights sought is disproportionate and inconsistent with that principle.

Industry technical practice on overhead line clearances, as reflected in Energy Networks Association Technical Specification 43-8 (Issue 3, 2004), derives minimum clearances from the Electricity Safety, Quality and Continuity Regulations 2002 ("ESQCR 2002") and sets quantified "safety distances" and application factors between overhead lines, ground, buildings and other objects in order to allow normal use of land compatible with those clearances. This shows that the relevant safety requirement is to maintain defined ground-to-conductor and object-to-conductor clearances (with appropriate application factors and safe-working controls), not to sterilise large areas of otherwise developable land beyond the envelope needed to achieve those distances and to provide identified working areas. A simple comparison between those quantified requirements and the much

wider corridor now sought demonstrates that the Order goes materially beyond what is needed to maintain safe statutory clearances.

The Objectors recognise that ENA TS 43-8 is a technical specification rather than statute, but it reflects current industry practice on the derivation and application of safe clearances under ESQCR 2002 and is therefore relevant evidence for assessing whether the rights now sought are necessary and proportionate. Instead of securing only what is needed to ensure safe clearances to the line in accordance with this technical specification, the Order would impose a de facto sterilisation of extensive land, without any proper explanation as to why more focused and predominantly temporary restrictions (for example, around tower bases, working areas, EPZ locations and agreed access routes) would not suffice.

3. Failure to take reasonable steps to understand impact

Paragraph 2.2 of the Guidance states that the confirming authority will expect the acquiring authority to demonstrate that it has taken reasonable steps to understand the impact of the exercise of compulsory purchase powers on affected persons through direct engagement with those parties. Paragraphs 17.1 to 17.5 reinforce the need for early engagement, regular communication, understanding of impacts, and consideration of whether alterations can be made to the scheme. NGET has not complied with those requirements in relation to the Land.

4. No reasonable efforts to acquire rights by agreement

Paragraph 12.3 of the Guidance requires reasonable efforts to have been made to negotiate acquisition by agreement before a compulsory purchase order is made. Paragraph 2.2 likewise requires the acquiring authority to attempt the acquisition of all land and rights included in the order by

agreement. In the case of the Land, no draft easement or heads of terms has been provided to the Objectors (only a summary, which may not be accurate) and no negotiation of the terms of any proposed easement has taken place with the Objectors.

In those circumstances, NGET cannot demonstrate compliance with paragraph 12.3 of the Guidance in respect of the rights sought over the Land. It is not enough simply to assert, as NGET does at paragraph 5.1 of its Statement of Reasons, that it has attempted to engage constructively in meaningful discussions with all known owners and occupiers. In the absence of the proposed deed and engagement about the terms sought, there has been no meaningful opportunity for the Objectors to negotiate the acquisition of rights by agreement. This indicates that NGET has relied on compulsory powers as its primary route. That is inconsistent with the requirement to treat compulsory acquisition as a last resort following reasonable attempts to reach a negotiated, plot-specific agreement.

5. Unreasonable position on reimbursement of professional fees

Paragraph 17.7 of the Guidance states that agreeing to reimburse owners' and occupiers' reasonable costs of negotiation, or other costs and expenses likely to be incurred in advance of acquisition, can help build relations and help the scheme proceed more efficiently. Paragraph 19.1(h) similarly identifies the funding of owners' or occupiers' reasonable costs of negotiation and professional fees for surveys or reports as an appropriate step to alleviate concerns and assist understanding of the impact of the exercise of compulsory purchase powers.

The Objectors' objection is that NGET's position is merely to make a contribution towards professional costs, rather than to pay the actual reasonable professional costs required to enable proper engagement and

negotiation. That falls short of the approach contemplated by the Guidance. Where an affected party requires legal, valuation and technical advice to understand the impact of the rights sought and to negotiate any agreement properly, an acquiring authority cannot sensibly contend that it has made reasonable efforts to acquire by agreement if it will only contribute towards those costs rather than meeting the actual reasonable costs.

Instead of agreeing to reimburse fees within the normal hourly rates reported in the CAAV Fees Survey (rates observed for years previous and which should therefore be increased for the current year), NGET's representatives have honed in on the lower rates reported in that survey for compensation work. However, as the fees survey itself alludes, those compensation work rates simply reflect the lower-than-reasonable rates that acquiring authorities typically try to impose. The CAAV states: "The general position of rates being lower for compulsory purchase work may, in part, reflect difficulties in agreeing commercial hourly rates with acquiring authorities…". The CAAV goes on to warn that attempts by acquiring authorities to impose standard rates across the market risk action and fines under competition legislation, noting that the Competition and Markets Authority imposed substantial fines on estate agency practices in both 2017 and 2018 for colluding over fees.

NGET's representatives have also implied that it is for the Objectors' professional representatives to simply accept the rates offered by NGET and to inform the Objectors that their recovery of costs is limited to those rates, on the basis that the Objectors are responsible for fees as per the RICS Professional Statement *Surveyors advising in respect of compulsory purchase and statutory compensation, UK, 2nd edition* (September 2024). However, the responsibility for fees mentioned in that RICS Professional Statement is not intended in any way as a restriction on the recovery of reasonable fees as part of a valid claim as inferred. A refusal to meet

reasonable professional costs necessary for affected landowners to obtain advice and engage with NGET in this way cannot constitute a reasonable effort to acquire rights by agreement.

6. Inadequate land referencing to identify all affected interests

NGET has not undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order. While NGET has circulated informal land interest questionnaires, these were not issued as formal notices under section 5A of the Acquisition of Land Act 1981, which permits an acquiring authority to require information about ownership, occupation and other interests in land, including the name and address of any person believed to have an interest in the land. The Objectors are not aware that NGET has issued any valid notice under section 5A, and in the absence of such steps there is no proper basis for asserting that all affected interests have been adequately identified.

Further, section 5B of the 1981 Act makes failure to comply with a section 5A notice without reasonable excuse a criminal offence, which underlines the formal and legal nature of that statutory information-gathering process. In practice, recipients of notices of that kind will often reasonably require professional advice in order to understand what is being sought and to respond accurately, particularly where the land is subject to layered contractual or development interests.

Given NGET's position that it will not reimburse the full cost of professional advice, the effectiveness of any such formal notices in obtaining the necessary information, were they to be served, would in any event be open to question in light of the "without reasonable excuse" caveat to compliance. The Guidance and standard CPO practice require diligent inquiry to identify qualifying persons and other interests likely to be entitled

to notice or compensation, and the Order schedule should identify those persons so far as known after such diligent inquiry. In those circumstances, it cannot be said that NGET has undertaken an adequate referencing exercise to identify all interests likely to be affected by the Order; indeed, the Objectors are aware of errors affecting other land interests identified in the sealed Order.

7. Failure to provide the proposed deed of easement

The absence of the proposed deed of easement is a central deficiency. Without the deed, the Objectors cannot evaluate the rights sought, the restrictions to be imposed on the Land, or the extent to which the proposed rights exceed what is reasonably necessary.

Paragraph 17.1 of the Guidance states that negotiations and engagement prior to, and in parallel with, preparing and making a compulsory purchase order help the acquiring authority understand the land and rights it seeks to acquire and the impact on affected interests. Paragraph 17.4 says acquiring authorities should consider different engagement methods to explain proposals, answer questions and confirm whether alterations can be made to the scheme. A process in which the proposed easement has not even been provided does not comply with that guidance and cannot amount to reasonable efforts to acquire by agreement.

8. Standard position of refusing reasonable amendments

The Objectors understand that NGET's standard position on comparable schemes is not to agree amendments to its precedent easement wording. If that standard position is maintained here, it would be inconsistent with the Guidance's requirements for meaningful engagement and genuine attempts to acquire rights by agreement.

This objection is not advanced on the basis that NGET has already refused specific amendments proposed by the Objectors in relation to the Land, because no proposed easement has been provided. Rather, it is directed at NGET's standard approach, which is inconsistent with paragraph 17.4 of the Guidance requiring the acquiring authority to engage to explain proposals, answer questions and confirm whether alterations can be made to the scheme, and paragraph 17.8 requiring evidence that such engagement has been undertaken.

9. Rights sought materially exceed voluntary easement rights

The easements that NGET proposes where it has made a compulsory purchase order differ materially to the form of easement entered into voluntarily where there is no CPO in the background. The Order easements are materially broader and more onerous than the easements NGET commonly accepts when rights are acquired by agreement for the same infrastructure.

That matters for two reasons. First, it shows that the broader rights now sought cannot be assumed to be necessary. Secondly, it demonstrates non-compliance with paragraph 12.3 of the Guidance and paragraphs 17.1 to 17.7 of the Guidance, because insisting on materially wider rights in the compulsory purchase context than are routinely accepted in voluntary transactions is not a genuine attempt to acquire only what is necessary by agreement.

10. Level of control sought inconsistent with an easement

The rights sought in the easements NGET proposes where a compulsory purchase order has been made are so broad that, if exercised to their full

extent, they would permit repeated disturbance of the land and repeated occupation of working areas or compounds. Rights of that nature approach a level of control inconsistent with the ordinary characteristics of an easement, which presupposes that the servient owner retains meaningful use of the land.

That is relevant both to necessity and to the adequacy of NGET's attempts to acquire rights by agreement. Paragraph 2.2 of the Guidance requires the acquiring authority to attempt acquisition of the land and rights included in the Order by agreement, while paragraph 12.3 requires reasonable efforts to negotiate acquisition by agreement. Seeking rights that go materially beyond what an easement ordinarily requires, and beyond what is reasonably necessary for the Project, cannot amount to a reasonable attempt to acquire the rights actually needed.

This approach also results in a de facto sterilisation of land below and around the line which has not been justified by reference to any specific statutory clearance requirement or operational constraint. In circumstances where industry technical guidance envisages normal use of land beneath and adjacent to lines, provided quantified minimum clearances and safe-working measures are respected, there is no adequate explanation as to why such an approach could not be adopted here instead of acquiring rights that effectively exclude development.

11. Existing easement already provides all the rights required

In respect of the Land, NGET already enjoys the benefit of an express easement dated 6 March 1968, granted in favour of its statutory predecessor, conferring “FULL RIGHT AND LIBERTY” to “retain use maintain repair renew inspect and remove” the electric lines and associated works specified in the Schedule. Those rights are not narrow or transitory in character; they

are granted in fee simple as appurtenant to the undertaking, and are accompanied by ancillary rights of access, the use of vehicles, plant and equipment, and the right to fell or lop trees where necessary to prevent obstruction or interference with the construction, maintenance or working of the line.

The Schedule expressly identifies the relevant apparatus as, in Part I, "Six Quadruple conductors" transmitting electricity at "400,000 volts", together with an earth wire, tower and associated equipment. NGET's own Statement of Reasons describes both the Bramford to Twinstead line (BTNO) and the Pelham to Rayleigh reinforcement as 400 kV schemes and does not propose any increase above that nominal voltage. On any fair construction of the grant, the right to "renew" the electric lines includes replacement with modern, functionally equivalent conductors on the same towers and at the same nominal voltage. In the absence of any explanation from NGET as to why the 1968 easement is said to be insufficient for the reconductoring works, the existing grant appears adequate to authorise the necessary works without the acquisition of materially wider new rights.

In those circumstances, NGET has not demonstrated any proper basis for the acquisition of further permanent rights over the Land. The acquiring authority is required to demonstrate that the rights sought are genuinely necessary for the delivery of the scheme and that there is a compelling case in the public interest for their compulsory acquisition. Where an undertaker already possesses substantial private-law rights which appear, on their face, to be capable of facilitating the very works proposed, that test is not met unless and until a specific deficiency in those rights is clearly identified and justified. The compulsory acquisition of additional rights in the absence of such justification is neither necessary nor proportionate; it is, on the evidence currently available, duplicative.

Further, the relevant guidance on the compulsory purchase process makes plain that powers should not be taken where the scheme can proceed by lesser means, and that no greater interference with private rights should occur than is reasonably required. Here, the existing easement already provides the legal means by which NGET may undertake the proposed renewal and uprating works within the established 400 kV envelope. The promotion of compulsory powers over land already burdened by sufficient existing rights therefore offends the principles of necessity, proportionality and minimal interference that lie at the heart of the Guidance. Accordingly, insofar as the Order seeks additional rights over the Land for works which have not been shown to fall outside what is already authorised by the 1968 easement, there is at present no compelling justification for compulsory acquisition.

12. Rights packages do not reasonably limit the rights per plot

The Guidance requires the acquiring authority to take only such land and rights as are reasonably necessary and to explain the rights sought with sufficient clarity. NGET's rights packages do not achieve that. The same intrusive rights appear across multiple packages, with the result that the package labels do not operate as meaningful limits on the activities that may be carried out on a given plot.

For example, compound-type rights are not confined to any dedicated construction compound category, but also appear within other rights groups. The package structure therefore obscures the true scope of what is sought and makes it impossible to conclude that NGET has tailored the rights on a plot-specific basis. That is inconsistent with the Guidance's insistence upon careful justification, proportionality, and minimisation of interference.

In circumstances where activities are required only during defined construction windows, NGET has not shown why temporary licences or temporary rights would not suffice. Nor has it explained why it is necessary or proportionate to impose enduring restrictions that would sterilise or materially constrain any future development or diversification initiatives on the Land.

13. Harm to Countryside Stewardship management and biodiversity

The Land is presently entered into a Countryside Stewardship scheme under which the Objectors' agricultural tenant is delivering specific environmental management options, including a 12-metre winter bird-food strip running along the hedge line towards the existing pylon and additional areas managed to support biodiversity associated with two spinneys and to rationalise the field layout. These measures are not incidental; they have been deliberately designed to provide continuous habitat and food resources for farmland birds and other wildlife along the field margins and between the wooded areas, while enabling modern machinery to operate efficiently and without causing ruts and soil erosion.

The area around the existing pylon is, in practice, a quiet and comparatively undisturbed part of the holding which supports a notable assemblage of farmland and woodland-edge bird species. The usual species such as skylark, grey partridge and a range of songbirds are present, but the tenant's evidence is that woodcock are seen there more frequently than on any other part of the farmed land, underlining the particular environmental sensitivity of this location.

The proposed additional rights and construction activities would directly disturb and fragment these carefully managed habitats, disrupt the continuity of the 12-metre bird-food strip, and interfere with the practical

arrangements which currently allow tractors, combines and other machinery to move between the fields without excessive turning and ground damage. Any widening of access strips, creation of compounds, or repeated tracking of heavy plant would undermine both the stewardship objectives and the agronomic benefits of the current layout.

In circumstances where the tenant intends, once the current scheme ends, to roll these options forward and to adopt further cover crops ahead of spring cropping under a new SFI agreement, the interference is not a merely short-term matter but would compromise the longer-term environmental management of the Land. The acquiring authority has not demonstrated that such harm has been properly evaluated, minimised or justified. This weighs against any conclusion that there is a compelling case in the public interest for the acquisition of further rights over this particular parcel.

14. Risk to land drainage and water management

The Objectors' tenant informs that this is a difficult block of land from a drainage perspective. This year they have only recently managed to free up the lowest field, which receives a substantial volume of water from neighbouring land, and there is a reasonable basis to believe that land drains and the ditch network run in close proximity to the existing pylon and may either pass beneath the meadow or be piped across to ditches on either side. The tenant has, in the past, established cover crops in the smaller field by the pylon prior to spring cropping specifically to draw up excess water and reduce run-off. That is a clear example of active land and water management which would be compromised by poorly-planned construction traffic, excavation, tower works or new accesses associated with the Order powers.

Absent a proper investigation and mapping of the field drainage and ditch system, there is a real risk that the exercise of any new compulsory rights

would damage subsurface drains or alter run-off patterns, with consequent waterlogging, soil damage, loss of crop yield and increased erosion. The drainage is central to the way in which the Land is managed, yet there is no evidence that the acquiring authority has taken those constraints into account, or designed the scheme so as to avoid or adequately protect existing drains and the ditch network. In those circumstances, the Objector maintains that the acquiring authority has failed to demonstrate that the rights sought are no more than reasonably necessary, or that appropriate regard has been had to the protection of the agricultural and environmental interests affecting the Land. This further undermines any suggestion that the statutory tests, and the Guidance requirements as to necessity, proportionality and minimum interference, have been satisfied in relation to the Land.

15. Interference with future environmental stewardship schemes

The Objectors may in future wish to enter into environmental land management or stewardship schemes in respect of the Land, including schemes building on or expanding the Countryside Stewardship management already in place. Certain rights sought by NGET appear to relate primarily to temporary construction and refurbishment works. However, the Order seeks to acquire these rights on a permanent basis, allowing such activities to be carried out repeatedly in the future at NGET's discretion.

The future exercise of those rights – for example, the creation of working areas, compounds, access tracks and vegetation clearance within land entered into environmental schemes – could place the Objectors and their tenant in breach of scheme requirements and expose them to penalties, loss of payments or termination of agreements. NGET has not demonstrated that it has considered or mitigated that risk in defining the scope and duration of

the rights sought, nor explained why more limited, time-bound rights tailored to the construction period would not suffice.

16. Impact on the use, management and security of the Land

The exercise of the rights sought will interfere with the use and management of the land and adversely affect field access. The Order documentation identifies a proposed route of access across the Objectors' land. However, that route has been identified without prior consultation with the Objectors regarding which route would cause the least disruption. In addition, NGET will often clear gateways that have purposely been allowed to become overgrown in order to discourage unauthorised access and improve security. Clearing gateways can open up new access points into fields which are currently more secure and increase the risk of unauthorised access. The Order documentation does not demonstrate that these site-specific matters have been taken into account when defining the location of access routes or the extent of rights sought, nor that they have been reduced so as to minimise interference with the Objectors' land and agricultural and environmental activities.

17. Permanent rights sought where temporary rights would suffice

Paragraph 4.2.7 of NGET's Statement of Reasons states that the Project re-uses the existing towers and alignment, avoids new land-take, and keeps access requirements to short, defined construction windows. Yet the rights sought over the Land include powers for compounds, working areas, temporary access arrangements and other construction-stage activities on a permanent basis.

That is inconsistent with the Guidance's emphasis on minimising the extent of compulsory rights and considering mitigation and less intrusive

alternatives. If activities are required only during defined construction windows as stated, NGET has not shown why temporary licences or temporary rights would not suffice.

18. Engagement Log does not evidence compliance with the Guidance

Paragraph 17.8 of the Guidance states that acquiring authorities are expected to provide evidence that the negotiations and engagement contemplated by the Guidance have been undertaken. The Engagement Log appended to NGET's Statement of Reasons accurately records, so far as the Objectors are concerned, that no negotiations have taken place. It therefore does not, and cannot, serve as evidence that the type of early, regular and substantive engagement envisaged by the Guidance has occurred in relation to the Land. In those circumstances, the Engagement Log cannot sensibly be treated as a reliable evidential basis on which to conclude that reasonable efforts have been made to acquire rights over the Land by agreement; in the Objectors' case it positively demonstrates the absence of the very negotiations and engagement which the Guidance expects NGET to evidence.

19. Statement of Reasons wrongly suggests concerns addressed

Paragraph 11.6 of the Statement of Reasons states that NGET has sought to minimise the impact on private interests, including by amending the Project to address specific landowner concerns where reasonably practicable. In relation to the Land, that is not correct as there has been no meaningful engagement. NGET has therefore not complied with paragraphs 2.2, 2.5 and 17.1 to 17.5 of the Guidance, which require it to understand impacts through direct engagement, consider mitigation measures, engage early and regularly, and consider whether alterations can be made to the scheme.

20. Insufficient basis for asserting existing rights are not sufficient

Section 7.3.3 of the Statement of Reasons states that NGET reviewed 93 existing easement documents and determined that none were sufficient for the purposes of the Project. That assertion is unsupported by plot-specific reasoning (it does not identify why any genuine deficiency could not be addressed by narrower supplemental rights) and is particularly difficult to reconcile with NGET's own description of the Project.

NGET proposes to reconductor the existing Quad Zebra conductors to Triple Araucaria, as noted at paragraph 1.2 of the Statement of Reasons. That is a reduction in the number of conductors currently in existence. The existing easements will almost certainly allow at least the current number of conductors, and will ordinarily provide for their replacement and for access for works. If they do not allow for up to the current number of conductors, that has plainly not presented an operational difficulty because the lines have existed and operated for many years.

Further, even if an increase in voltage above 400kV were proposed, which does not appear to be the case on NGET's own description of the Project, NGET has historically operated at voltages exceeding the 275kV figure stated in some easements without apparent difficulty. Against that background, NGET has not demonstrated, as paragraphs 12.1 to 13.4 of the Guidance require, why the acquisition of new rights over the Land is in fact necessary.

21. Failure to show the existing wayleave regime is inadequate

The Electricity Act 1989 already provides a statutory route for retention of line rights where voluntary agreement is unavailable. In light of paragraph 12.3 of the Guidance, NGET must show why that existing legal framework, together with existing easements and negotiated supplemental rights where

necessary, is insufficient before seeking broad new permanent compulsory rights over the Land.

NGET has not provided that explanation. A preference to improve its long-term property position, replace historic arrangements with modern precedent wording, or secure a more convenient package of rights does not itself amount to a compelling case in the public interest for compulsory acquisition. The combination of existing easements, statutory wayleaves and works or warrant powers has in practice sufficed to enable the line to be operated, maintained and refurbished over many decades, and NGET identifies no concrete instance in which that regime has proved inadequate in relation to the Land.

Further, NGET's own Statement of Reasons states that the project may rely on permitted development rights, existing consents for the retained route, and other statutory powers including powers under the New Roads and Street Works Act 1991. Unless NGET can demonstrate that it has no existing lawful avenue for carrying out the works and thereafter accessing and maintaining the line, the statutory test of necessity is not made out.

22. Material prejudice has not been weighed in the public interest

The Guidance requires the confirming authority to take a balanced view between the concerns of those affected and the wider public interest, and to be satisfied that the interests of those affected have been considered. NGET has not addressed the obvious public interest question: how can it be in the public interest to unnecessarily impede, delay or sterilise land through the acquisition of rights wider than are reasonably required for a reconductoring scheme on an existing line?

NGET's own Statement of Reasons identifies housing growth and economic development as part of the wider context for electricity demand and network reinforcement. It is therefore inconsistent for NGET to rely on those wider growth needs while acquiring rights wider than reasonably necessary and thereby impeding potential development more than necessary.

The Statement of Reasons does not contain any meaningful plot-specific consideration of that issue, nor any demonstration that access routes, working areas or the scope of rights have been reduced so as to minimise interference, contrary to paragraphs 2.2, 2.5, 13.1 and 13.4 of the Guidance.

23. Disproportionate interference with human rights

Paragraph 12.4 of the Guidance requires the acquiring authority to be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the affected land, with particular consideration to Article 1 of the First Protocol (and, where applicable, Article 8). Paragraph 2.10 of the Guidance makes the same point.

The Objectors' ownership of and interest in the Land is an economic interest and a possession for these purposes. NGET cannot demonstrate proportionality merely by pointing out that a compensation claim may, in principle, be made. The Order would, on the Objectors' case, result in unnecessary sterilisation of land, loss or impairment of current and future environmental stewardship options, increased drainage and erosion risks, adverse effects on access and security, and the imposition of permanent, wide-ranging rights where narrower, time-limited powers would suffice. If the rights sought are wider than reasonably necessary, if NGET has failed properly to engage and mitigate these impacts, and if the Order would unnecessarily prejudice future uses of the Land, the interference with the

Objectors' interests is not proportionate and therefore does not comply with the Guidance or with Article 1 of the First Protocol.

CONCLUSION TO THE OBJECTIONS

For the reasons set out above, the Objectors submit that the statutory and policy tests for the confirmation of a compulsory purchase order have not been satisfied. The Objectors therefore respectfully invite the Secretary of State to decline to confirm the Order.

If, however, the Secretary of State is minded to confirm the Order, the Objectors invite the Secretary of State in the alternative to materially modify the Order so that any rights are limited to temporary possession powers over specifically identified access routes, working areas, EPZ locations, crane pads and cable pull locations, and only for the periods during which those areas are required for the Project.

Any such rights should, in any event, be confined to those areas (if any) for which NGET demonstrates that no existing easement, statutory wayleave, warrant, consent, highway power, or other statutory or contractual mechanism provides a sufficient lawful means to carry out the relevant works and thereafter to access and maintain the line.

SIGNED:

Harrison Riddle
for and on behalf of the Objectors

DATED: **18 / 06 / 2026**

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Harry Baines and Suzanne Baines
[redacted]

E: pelhamtorayleigh@savills.com
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Unit 9, Forbes Business Centre
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Suffolk
IP32 7AR

Dear Harry Baines and Suzanne Baines,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. National Grid Electricity Transmission plc ("NGET") has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. We would be happy to discuss this further on site.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills, commenced land referencing in July 2025 and began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself,

demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The rights sought under the CPO relate solely to the acquisition of permanent rights where they are necessary to access, maintain and retain existing infrastructure, together with temporary rights to enable the overhead line upgrade. No rights are sought to acquire land or erect new infrastructure. National Grid recognises that owners and occupiers require appropriate professional advice to understand and respond to the rights sought. National Grid is committed to meeting professional costs that are reasonably incurred and proportionate to the work required in line with the Compensation Code and relevant RICS and CAAV guidance.

National Grid does not agree that it has failed to undertake an adequate land referencing exercise or that it has failed to identify interests likely to be affected by the Order.

National Grid undertook a comprehensive land referencing exercise to identify all persons with an interest in the Order Land. This included Land Registry investigations, desktop research, Land Information Questionnaires ("LIQs"), follow-up enquiries and ongoing engagement with landowners and occupiers. Land referencing commenced on 21 July 2025, with engagement commencing in September 2025 and continuing throughout the development of the Project.

As part of this process, 869 Land Information Questionnaires were issued, followed by 548 chaser questionnaires where responses had not been received. A total of 363 completed questionnaires were returned and processed, resulting in further engagement with affected parties, including meetings, correspondence and the issue of voluntary rights offers. This process enabled National Grid to identify interests in land and seek to acquire the necessary rights by agreement wherever possible.

National Grid does not accept that the absence of notices under section 5A of the Acquisition of Land Act 1981 demonstrates that the land referencing exercise was inadequate. Section 5A provides one mechanism by which information may be obtained but does not require an acquiring authority to utilise that power in every case. The relevant test is whether National Grid has undertaken diligent inquiry to identify persons with interests in the Order Land. National Grid is satisfied that it has done so.

National Grid acknowledges that land referencing is an iterative process and that additional information may come to light as engagement continues. Where further information regarding ownership, occupation or interests has been identified during the course of the Project, this has been investigated and, where appropriate, the relevant records updated and affected parties engaged accordingly.

National Grid therefore considers that it has undertaken a proportionate and robust land referencing exercise and has complied with the relevant statutory requirements and Government Guidance. It remains committed to continuing engagement with affected parties and will consider any further information provided regarding land interests as the Project progresses.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

National Grid acknowledges the importance of protecting environmental interests, including land managed under Countryside Stewardship agreements and measures implemented to enhance biodiversity.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The existing transmission towers have been present for many years and landowners have managed their land alongside this existing infrastructure throughout that period. The Order does not introduce a new overhead

line corridor but formalises the rights necessary to enable the continued operation, maintenance, inspection, repair, renewal and upgrading of the existing electricity transmission infrastructure.

Owners and occupiers of land crossed by existing overhead electricity infrastructure will be aware that National Grid Electricity Transmission plc may require periodic access to inspect, maintain, repair or replace its assets in order to fulfil its statutory duties. The rights sought through the Order are intended to secure the continued ability to undertake those activities where required and, where appropriate, to renew or formalise existing rights.

National Grid will seek to minimise disturbance to agricultural operations, environmental management and biodiversity wherever reasonably practicable. Access arrangements and the timing of works will continue to be discussed with affected landowners where appropriate in order to reduce impacts on existing land management practices.

Where land is subject to a Countryside Stewardship or similar environmental agreement, National Grid will work with the landowner to understand any relevant obligations. Where necessary, landowners may apply to the Rural Payments Agency for a derogation or consent where works are required that may otherwise conflict with the terms of an environmental agreement. The existence of such agreements does not prevent the Project from proceeding, and National Grid will continue to work with affected parties to minimise impacts and assist in managing any necessary approvals.

Any losses arising directly from the exercise of compulsory purchase powers will be considered in accordance with the Compensation Code, and National Grid will continue to engage constructively with affected landowners to minimise impacts wherever reasonably practicable.

National Grid acknowledges the Objector's concerns regarding potential impacts on land drainage and water management.

National Grid does not consider that the rights sought will necessarily result in the impacts described. In this location, the proposed rights relate primarily to access, and no permanent change to ground levels or permanent breaking of the ground is anticipated.

Access routes have been selected to minimise land take while providing safe and practical access to existing transmission infrastructure. Where suitable, alternative routes such as tramlines, field margins or established routes will be considered with the landowner, provided they remain safe, practicable and do not create greater environmental or operational impacts.

The timing of works and appropriate mitigation will also be considered. Where access during drier periods is possible, this may reduce soil and drainage impacts; where wetter conditions apply, temporary trackway or ground protection may be used where necessary.

National Grid would welcome drainage plans or details of any affected drainage infrastructure to inform access arrangements and protect existing assets. It remains committed to working with the Objector to minimise impacts where reasonably practicable. Any losses arising directly from the exercise of compulsory purchase powers will be considered under the Compensation Code.

The proposed access routes have been developed following consideration of a range of engineering, environmental, landowner and construction requirements. Where alternative access options have been identified, these have been assessed as part of the route development and selection process.

The rights sought are limited to those reasonably necessary to facilitate the safe and efficient construction, operation and maintenance of the project. The proposed access routes are considered necessary to support the delivery of the authorised works and represent a proportionate approach to meeting the project's requirements.

Notwithstanding this, the final extent of access routes and associated rights may be reviewed on a case-by-case basis where voluntary agreements are reached with affected landowners.

National Grid does not agree that it has failed to provide evidence of the negotiations and engagement undertaken in relation to the Project. The Engagement Log appended to the Statement of Reasons forms part of the evidence demonstrating the programme of engagement undertaken with affected parties and should be read alongside the wider engagement undertaken throughout the Project, including Land Information Questionnaires, meetings, correspondence, telephone discussions and voluntary rights negotiations. National Grid is satisfied that it has complied with the expectations set out in the Government's Guidance in seeking to acquire the necessary rights by agreement before relying upon compulsory purchase powers.

The Engagement Log is intended to provide a summary of engagement undertaken and should not be viewed in isolation. National Grid maintains detailed project records of engagement and negotiations and remains satisfied that reasonable efforts have been made to engage with affected parties and seek to secure the necessary rights by voluntary agreement.

National Grid will address any factual matters relating to the engagement history with the Objector within the response to the individual objection where appropriate.

NGET is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire the freehold title to any of the Order Land it is seeking the acquisition of rights. The Project ensures the asset remains fit for purpose over its life with proportionate land interference. By re-using the existing towers and alignment, the upgrade avoids new land-take, keeps access requirements to short, defined construction windows, and reduces future maintenance frequence and intrusive works. As set out in the Statement of Reasons, NGET considered multiple alternative options to the Project.

A "do nothing" scenario was not a realistic alternative, having regard to the needs of the region and the broader national policy objectives that the project seeks to address. Reconductoring was therefore identified as the preferred option, as it would deliver the required network benefits in a manner that is both effective and proportionate, whilst avoiding the greater land take and impacts that may be associated with alternatives requiring development consent.

It is recognised that certain rights sought under the Order may not be incompatible with the use or management of the relevant plots. To the extent that any incompatibility does arise, however, NGET will seek, so far as reasonably practicable, to manage any resulting conflicts in an appropriate manner. This may include, for example, the provision of advance notice of works and the implementation of suitable safety protocols.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. NGET has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a “compelling case in the public interest”. NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 41- Jeremy Sibson Barnes and Mary Kemp

[redacted]

Subject: Pelham to Rayleigh CPO Objection - Jeremy Sibson Barnes and Mary Kemp

Dear Mr McKenna

Further to the submission of the Compulsory Purchase Order (CPO) application to The Secretary of State for Energy Security and Net Zero in relation to the National Grid, Pelham to Rayleigh scheme, I am submitting an objection on behalf of my clients Jeremy Robin Sibson-Barnes and Mary Christine Kemp, [redacted]

The CPO contains revised land rights which National Grid seek to acquire from landowners. My client has existing agreements with National Grid and objects to the variation of the terms within these agreements through CPO.

I request National Grid's confirmation that:

1. All existing rights benefiting my client will be reflected in a new agreement
2. Any variation to the terms will be considered on a case-by-case basis.

To date, we have received minimal engagement from Savills and National Grid who are still yet to provide a fully comprehensive set of terms making it incredibly difficult for my client to determine exactly where they stand in relation to this scheme moving forward.

Yours sincerely,

Benjie Fairbanks Weston on behalf of Jeremy Robin Sibson-Barnes and Mary Christine Kemp

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http://www.struttandparker.com.

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Jeremy Sibson Barnes and Mary Kemp
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Jeremy Sibson Barnes and Mary Kemp,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026 and subsequent meeting on 28 July. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We have taken away several points for further discussion with the wider team and will come back to you in due course, as agreed during the meeting. We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to:

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 42- John Angus Crowther

[redacted]

Subject: Pelham to Rayleigh CPO Objection - John Angus Crowther

Dear Mr McKenna

Further to the submission of the Compulsory Purchase Order (CPO) application to The Secretary of State for Energy Security and Net Zero in relation to the National Grid, Pelham to Rayleigh scheme, I am submitting an objection on behalf of my client John Angus Crowther of [redacted]

The CPO contains revised land rights which National Grid seek to acquire from landowners. My client has existing agreements with National Grid and objects to the variation of the terms within these agreements through CPO.

I request National Grid's confirmation that:

1. All existing rights benefiting my client will be reflected in a new agreement
2. Any variation to the terms will be considered on a case-by-case basis.

To date, we have received minimal engagement from Savills and National Grid who are still yet to provide a fully comprehensive set of terms making it incredibly difficult for my client to determine exactly where they stand in relation to this scheme moving forward.

Yours sincerely,

Benjie Fairbanks Weston on behalf of Angus Crowther

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http://www.struttandparker.com.

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

John Angus Crowther
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear John Angus Crowther,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026 from your agent Benjie Fairbanks-Weston of Strutt and Parker. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The intention of the CPO for this project is to secure the regularisation of rights across all land parcels and where necessary ensure that the rights required to implement the project are in place, hence the need for the CPO where deeds of easement already exist.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

It is our hope that the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW18 2EG

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Your sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 43- Essex Wildlife Trust

Whirledge &Nott

Land • Property • Development

John McKenna,
Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London, SW1A 2EG

By email to: John.McKenna@energysecurity.gov.uk

18th June 2026

Dear Sir

RE: National Grid Pelham to Rayleigh Overhead Line Reinforcement Objection
Client - Essex Wildlife Trust

I write to formally object to the proposed Pelham to Rayleigh National Grid scheme on behalf of my client, Essex Wildlife Trust, who are affected by land they own and occupy at West Wood, Little Sampford, Saffron Walden (EX693827) and land they occupy at Great Henny, Sudbury (EX840280).

My objection is based not only on the potential impacts of the scheme itself but also on concerns regarding the consultation and engagement process undertaken by National Grid and its agents, Savills.

Firstly, I do not consider that the correct process for voluntary engagement and meaningful negotiation with affected landowners and stakeholders has been followed. Meaningful consultation and negotiation in advance of a compulsory purchase order requires those affected to be provided with sufficient information to understand the proposals, assess the impact on their interests, comment upon them and be afforded a genuine opportunity to negotiate private agreements.

In this case, the information provided has been incomplete and inadequate. In particular, Heads of Terms have not been issued to my client, yet requests for solicitors' details have been made before any commercial terms have been presented or agreed.

There has been a failure to properly consult on the proposed route maps. Some maps appear to be missing altogether on the National Grid website where the published plans are, whilst others lack the detail

necessary to allow affected parties to fully assess the impact of the proposals on their land and interests. Without complete and accurate mapping information, it is impossible for consultees to provide informed feedback.

Furthermore, a number of the proposed routes appear arbitrary and insufficiently considered. Land affected by the proposed scheme within my client's ownership includes ancient woodland habitat of significant ecological importance. The works proposed raise serious concerns regarding disturbance to irreplaceable habitat, including soil compaction, damage to roots, disruption to established ecosystems and wider habitat degradation. Unlike agricultural land, ancient woodland cannot simply be reinstated following disturbance and any ecological damage caused may be permanent.

As a conservation charity, my client's core objectives are centred around the protection and enhancement of wildlife and habitats. Insufficient information has been provided to demonstrate why further works affecting this environmentally sensitive land are necessary, how impacts will be avoided and whether less harmful alternatives have been properly considered.

I am also concerned that, in many instances, the rights and infrastructure now being sought appear unnecessary or duplicative, given that the infrastructure has already been installed, and agreements are already in place in certain locations. It therefore remains unclear why further rights or additional proposals are now being pursued without National Grid first clearly demonstrating the necessity for further acquisition and explaining how these proposals interact with the existing infrastructure and agreements already secured.

Taken together, these issues indicate a lack of transparency, inadequate engagement with affected landowners and a failure to provide sufficient information to allow proper consideration of the proposals. This undermines confidence in both the consultation process and the justification for the scheme as currently presented.

I therefore request that the current proposals be reviewed, and that National Grid undertakes a proper and comprehensive consultation exercise, supported by complete and accurate mapping information together with a clear explanation as to the necessity and justification for the rights and works proposed, before any further steps are taken to progress the scheme or seek compulsory powers.

I respectfully ask that this objection be taken fully into account during the consideration of the scheme.

Yours sincerely

Freddie Botfield BSc (Hons) MRICS FAAV
Associate Director

[redacted]
Rayleigh Office

1-3 Strand
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www.nationalgrid.com

5 August 2026

Essex Wildlife Trust
Abbotts Hall Farm
Maldon Road
Great Wigborough
Colchester
CO5 7RZ

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Essex Wildlife Trust,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

National Grid acknowledges the Objector's concerns in reference to the impact on Ancient Woodlands as a result of the proposed project.

Ancient Woodland will be treated as a key environmental constraint throughout design development and construction planning. Ancient Woodland Inventory data, environmental constraints information and relevant survey findings will be incorporated into project constraints mapping to inform access route alignment, access planning, working area requirements and construction methodologies. Potential impacts will be identified through an iterative design process involving environmental, engineering and construction specialists.

The project will apply the environmental mitigation hierarchy, prioritising the avoidance of direct and indirect effects on Ancient Woodland in the first instance, followed by impact minimisation and mitigation where avoidance is not reasonably practicable. Through multidisciplinary design reviews and constructability workshops, opportunities have be explored to avoid Ancient Woodland, reduce working areas, minimise vegetation clearance requirements, retain Ancient Woodland habitat and associated trees wherever reasonably practicable, and refine access arrangements and construction methodologies to reduce potential impacts.

Based on the current understanding of the engineering and access requirements, complete avoidance of impacts of the woodland may prove challenging. In recognition of this, the project will seek to minimise impacts as far as reasonably practicable through detailed engineering review, environmental assessment

and consultation with Natural England and other relevant stakeholders. This will include providing robust engineering justification for the proposed works, reducing temporary and permanent working areas wherever feasible, reviewing opportunities to retain existing trees rather than undertake felling, and refining construction methodologies and access arrangements to minimise habitat loss.

Where impacts cannot be avoided, the project will seek the necessary Natural England assent, consent or other relevant approvals before works proceed. Any residual effects will be clearly identified and justified, with appropriate mitigation and compensation measures developed in consultation with Natural England and other relevant stakeholders. This approach recognises the irreplaceable nature of Ancient Woodland and seeks to ensure that any residual effects are clearly identified, robustly justified and reduced to the lowest practicable level consistent with the delivery of the reconductoring works.

The proposed access routes have been developed following consideration of a range of engineering, environmental, landowner and construction requirements. Where alternative access options have been identified, these have been assessed as part of the route development and selection process.

The rights sought are limited to those reasonably necessary to facilitate the safe and efficient construction, operation and maintenance of the project. The proposed access routes are considered necessary to support the delivery of the authorised works and represent a proportionate approach to meeting the project's requirements.

Notwithstanding this, the final extent of access routes and associated rights may be reviewed on a case-by-case basis where voluntary agreements are reached with affected landowners.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 44- Mr and Mrs Dear

Whirledge &Nott

Land • Property • Development

John McKenna,
Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London, SW1A 2EG

By email to: John.McKenna@energysecurity.gov.uk

18th June 2026

Dear Sir

RE: National Grid Pelham to Rayleigh Overhead Line Reinforcement Objection
Client - Mr and Mrs Dear

I write to formally object to the proposed Pelham to Rayleigh National Grid scheme on behalf of my client Mr and Mrs Dear who is affected by land they own and occupy at [redacted].

In principle my client does not object to the pylons being in situ, nor their maintenance or proposed works to replace conductors on the line. My clients main concern is around the requirement for a replacement agreement without the clear terms and restrictions being presented by national Grid.

My objection is based not only on the potential impacts of the scheme itself but also on concerns regarding the consultation and engagement process undertaken by National Grid and its agents, Savills. Firstly, I do not consider that the correct process for voluntary engagement and meaningful negotiation with affected landowners and stakeholders has been followed. Meaningful consultation and negotiation in advance of a compulsory purchase order requires those affected to be provided with sufficient information to understand the proposals, assess the impact on their interests, comment upon them and be afforded a genuine opportunity to negotiate private agreements.

In this case, the information provided has been incomplete and inadequate. In particular, Heads of Terms have not been issued to my client, yet requests for solicitors' details have been made before any commercial terms have been presented let alone agreed.

Furthermore, a number of the proposed routes appear arbitrary and insufficiently considered. In a number of cases, routes have been aligned with existing tramlines, despite the fact that these are subject to change over time depending on farming operations, crop rotation, machinery requirements, and evolving agricultural practices. Such features do not provide a logical or reliable basis for long-term infrastructure planning, raising serious concerns as to whether sufficient due diligence has been undertaken as part of the route selection process.

I am also concerned that, in many instances, the rights and infrastructure now being sought appear unnecessary or duplicative, given that the infrastructure has already been installed, and agreements are already in place. It therefore remains unclear why further rights or additional proposals are now being pursued without National Grid first clearly demonstrating the necessity for further acquisition and explaining how these proposals interact with the existing infrastructure and agreements already secured.

Taken together, these issues indicate a lack of transparency, inadequate engagement with affected landowners and a failure to provide sufficient information to allow proper consideration of the proposals. This undermines confidence in both the consultation process and the justification for the scheme as currently presented.

I therefore request that the current proposals be reviewed, and that National Grid undertakes a proper and comprehensive consultation exercise, supported by complete and accurate mapping information together with a clear explanation as to the necessity and justification for the rights and works proposed, before any further steps are taken to progress the scheme or seek compulsory powers.

I respectfully ask that this objection be taken fully into account during the consideration of the scheme.

Yours sincerely

Freddie Botfield BSc (Hons) MRICS FAAV
Associate Director

[redacted]
Rayleigh Office

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Mr & Mrs Dear
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Mr & Mrs Dear,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026 via your agent Freddie Botfield at Whirledge and Nott. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your objection regarding potentially 'unnecessary or duplicative rights' and it should be noted that the intention of the CPO for this project is to secure the regularisation of rights across all land parcels and where necessary ensure that the rights required to implement the project are in place, hence the need for the CPO where deeds of easement already exist. In developing the scheme, National Grid Electricity Transmission plc ("NGET") undertook a review of existing easements with the intention of establishing that the rights available for the project are consistent across the length of the route and consistent with other infrastructure across the network. Given the size of the network, it is essential for NGET to secure consistent rights.

The rights sought are limited to those reasonably necessary to facilitate the safe and efficient construction, operation and maintenance of the project. The proposed access routes are considered necessary to support the delivery of the authorised works and represent a proportionate approach to meeting the project's Requirements. Where alternative access options have been identified, these have been assessed as part of the route development and selection process.

Notwithstanding this, the final extent of access routes and associated rights may be reviewed on a case-by-case basis where voluntary agreements are reached with affected landowners.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW18 2AW

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 45- SJR Farming Limited

Whirledge &Nott

Land • Property • Development

John McKenna,
Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London, SW1A 2EG

By email to: John.McKenna@energysecurity.gov.uk

18th June 2026

Dear Sir

RE: National Grid Pelham to Rayleigh Overhead Line Reinforcement Objection
Client - SJR Farming Limited

I write to formally object to the proposed Pelham to Rayleigh National Grid scheme on behalf of my client SJR Farming who is affected by land they own and occupy at Runwell Hall, Essex.

In principle my client does not object to the pylons being in situ, nor their maintenance or proposed works to replace conductors on the line. My clients main concern is around the requirement for a replacement agreement without the clear terms and restrictions being presented by national Grid.

My objection is based not only on the potential impacts of the scheme itself but also on concerns regarding the consultation and engagement process undertaken by National Grid and its agents, Savills. Firstly, I do not consider that the correct process for voluntary engagement and meaningful negotiation with affected landowners and stakeholders has been followed. Meaningful consultation and negotiation in advance of a compulsory purchase order requires those affected to be provided with sufficient information to understand the proposals, assess the impact on their interests, comment upon them and be afforded a genuine opportunity to negotiate private agreements.

In this case, the information provided has been incomplete and inadequate. In particular, Heads of Terms have not been issued to my client, yet requests for solicitors' details have been made before any commercial terms have been presented let alone agreed.

Furthermore, a number of the proposed routes appear arbitrary and insufficiently considered. In a number of cases, routes have been aligned with existing tramlines, despite the fact that these are subject to change over time depending on farming operations, crop rotation, machinery requirements, and evolving agricultural practices. Such features do not provide a logical or reliable basis for long-term infrastructure planning, raising serious concerns as to whether sufficient due diligence has been undertaken as part of the route selection process.

I am also concerned that, in many instances, the rights and infrastructure now being sought appear unnecessary or duplicative, given that the infrastructure has already been installed, and agreements are already in place. It therefore remains unclear why further rights or additional proposals are now being pursued without National Grid first clearly demonstrating the necessity for further acquisition and explaining how these proposals interact with the existing infrastructure and agreements already secured.

Taken together, these issues indicate a lack of transparency, inadequate engagement with affected landowners and a failure to provide sufficient information to allow proper consideration of the proposals. This undermines confidence in both the consultation process and the justification for the scheme as currently presented.

I therefore request that the current proposals be reviewed, and that National Grid undertakes a proper and comprehensive consultation exercise, supported by complete and accurate mapping information together with a clear explanation as to the necessity and justification for the rights and works proposed, before any further steps are taken to progress the scheme or seek compulsory powers.

I respectfully ask that this objection be taken fully into account during the consideration of the scheme.

Yours sincerely

Freddie Botfield BSc (Hons) MRICS FAAV
Associate Director

[redacted]
Rayleigh Office

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

SJR Farming Limited
Dollymans Farm
Doublegate Lane
Rawreth
Wickford
SS11 8UD

Dear SJR Farming Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 46- Richard Holmstead Speakman

Whirledge & Nott

Land • Property • Development

John McKenna,
Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London, SW1A 2EG

By email to: John.McKenna@energysecurity.gov.uk

18th June 2026

Dear Sir

RE: National Grid Pelham to Rayleigh Overhead Line Reinforcement Objection
Client - Richard Speakman

I write to formally object to the proposed Pelham to Rayleigh National Grid scheme on behalf of my client Richard Speakman who is affected by land they own and occupy at [redacted].

In principle my client does not object to the pylons being in situ, nor their maintenance or proposed works to replace conductors on the line. My clients main concern is around the requirement for a replacement agreement without the clear terms and restrictions being presented by national Grid.

My objection is based not only on the potential impacts of the scheme itself but also on concerns regarding the consultation and engagement process undertaken by National Grid and its agents, Savills. Firstly, I do not consider that the correct process for voluntary engagement and meaningful negotiation with affected landowners and stakeholders has been followed. Meaningful consultation and negotiation in advance of a compulsory purchase order requires those affected to be provided with sufficient information to understand the proposals, assess the impact on their interests, comment upon them and be afforded a genuine opportunity to negotiate private agreements.

In this case, the information provided has been incomplete and inadequate. In particular, Heads of Terms have not been issued to my client, yet requests for solicitors' details have been made before any commercial terms have been presented let alone agreed.

Furthermore, a number of the proposed routes appear arbitrary and insufficiently considered. In a number of cases, routes have been aligned with existing tramlines, despite the fact that these are subject to change over time depending on farming operations, crop rotation, machinery requirements, and evolving agricultural practices. Such features do not provide a logical or reliable basis for long-term infrastructure planning, raising serious concerns as to whether sufficient due diligence has been undertaken as part of the route selection process.

I am also concerned that, in many instances, the rights and infrastructure now being sought appear unnecessary or duplicative, given that the infrastructure has already been installed, and agreements are already in place. It therefore remains unclear why further rights or additional proposals are now being pursued without National Grid first clearly demonstrating the necessity for further acquisition and explaining how these proposals interact with the existing infrastructure and agreements already secured.

Taken together, these issues indicate a lack of transparency, inadequate engagement with affected landowners and a failure to provide sufficient information to allow proper consideration of the proposals. This undermines confidence in both the consultation process and the justification for the scheme as currently presented.

I therefore request that the current proposals be reviewed, and that National Grid undertakes a proper and comprehensive consultation exercise, supported by complete and accurate mapping information together with a clear explanation as to the necessity and justification for the rights and works proposed, before any further steps are taken to progress the scheme or seek compulsory powers.

I respectfully ask that this objection be taken fully into account during the consideration of the scheme.

Yours sincerely

Freddie Botfield BSc (Hons) MRICS FAAV
Associate Director

[redacted]
Rayleigh Office

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Richard Holmstead Speakman
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Richard Holmstead Speakman,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 47- Andrew Simon Chapman

Whirledge & Nott

Land • Property • Development

John McKenna,
Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London, SW1A 2EG

By email to: John.McKenna@energysecurity.gov.uk

18th June 2026

Dear Sir

RE: National Grid Pelham to Rayleigh Overhead Line Reinforcement Objection
Client - Andrew Chapman

I write to formally object to the proposed Pelham to Rayleigh National Grid scheme on behalf of my client Adrew Chapman who is affected by land they own and occupy at [redacted]

In principle my client does not object to the pylons being in situ, nor their maintenance or proposed works to replace conductors on the line. My clients main concern is around the requirement for a replacement agreement without the clear terms and restrictions being presented by national Grid.

My objection is based not only on the potential impacts of the scheme itself but also on concerns regarding the consultation and engagement process undertaken by National Grid and its agents, Savills. Firstly, I do not consider that the correct process for voluntary engagement and meaningful negotiation with affected landowners and stakeholders has been followed. Meaningful consultation and negotiation in advance of a compulsory purchase order requires those affected to be provided with sufficient information to understand the proposals, assess the impact on their interests, comment upon them and be afforded a genuine opportunity to negotiate private agreements.

In this case, the information provided has been incomplete and inadequate. In particular, Heads of Terms have not been issued to my client, yet requests for solicitors' details have been made before any commercial terms have been presented let alone agreed.

Furthermore, a number of the proposed routes appear arbitrary and insufficiently considered. In a number of cases, routes have been aligned with existing tramlines, despite the fact that these are subject to change over time depending on farming operations, crop rotation, machinery requirements, and evolving agricultural practices. Such features do not provide a logical or reliable basis for long-term infrastructure planning, raising serious concerns as to whether sufficient due diligence has been undertaken as part of the route selection process.

I am also concerned that, in many instances, the rights and infrastructure now being sought appear unnecessary or duplicative, given that the infrastructure has already been installed, and agreements are already in place. It therefore remains unclear why further rights or additional proposals are now being pursued without National Grid first clearly demonstrating the necessity for further acquisition and explaining how these proposals interact with the existing infrastructure and agreements already secured.

Taken together, these issues indicate a lack of transparency, inadequate engagement with affected landowners and a failure to provide sufficient information to allow proper consideration of the proposals. This undermines confidence in both the consultation process and the justification for the scheme as currently presented.

I therefore request that the current proposals be reviewed, and that National Grid undertakes a proper and comprehensive consultation exercise, supported by complete and accurate mapping information together with a clear explanation as to the necessity and justification for the rights and works proposed, before any further steps are taken to progress the scheme or seek compulsory powers.

I respectfully ask that this objection be taken fully into account during the consideration of the scheme.

Yours sincerely

Freddie Botfield BSc (Hons) MRICS FAAV
Associate Director

[redacted]
Rayleigh Office

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Andrew Simon Chapman
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Andrew Simon Chapman,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

Date: 18 June 2026

Our Ref: CM/ENQ2679

OBJ 48- Gearston Limited
OBJ 49- Hammons Estates LLP
OBJ 50- Wates Developments Limited

28-29 Hagley Mews
Hall Lane
Hagley
Worcestershire
DY9 9LG
www.btsgb.com

Email: [redacted]

By email only: john.mckenna@energysecurity.gov.uk

FAO Mr John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Energy Department
Department for Energy Security and Net Zero
3-8 Whitehall Place
London
SW1A 2EG

Dear Mr McKenna

NATIONAL GRID ELECTRICITY TRANSMISSION (PELHAM TO RAYLEIGH OVERHEAD LINE REINFORCEMENT): COMPULSORY PURCHASE ORDER 2026
OBJECTION ON BEHALF OF INTERESTED PARTIES: (1) WATES DEVELOPMENTS, (2) HAMMONDS ESTATES LLP AND (3) GEARSTON LIMITED
IN RESPECT OF PROPOSED EAST CHELMSFORD GARDEN COMMUNITY (CIRCA 4,500 HOMES)

BTS is acting as agents on behalf of interested parties, Gearston Limited, Hammonds Estates LLP, Wates Developments Limited ("our Clients"), who are affected by the National Grid Pelham to Rayleigh Overhead Lines Reinforcement Compulsory Purchase Order 2026 ("the Order").

The interested parties have received notice that the Order has been made and that objections should be made to the Department for Energy Security and Net Zero (DESNZ) before 19 June 2026.

Our Clients wish to lodge an **objection** to the Order on the grounds that its repercussions have not been properly tested in the context of the proposed East Chelmsford Garden Community, led by Wates Developments on behalf of the landowners.

The purpose of this letter is to provide the Secretary of State with preliminary information about the East Chelmsford Garden Community and the potential interfaces between it and the National Grid project ("the NGET Project").

The interfaces need to be resolved to provide all parties with comfort that the East Chelmsford Garden Community can proceed as planned without being adversely affected by the NGET project.

The Existing Deed

There is an existing deed for the overhead lines and the interested parties object to the granting of any rights that are more onerous than the existing.

The East Chelmsford Garden Community Proposals and Planning Context

The East Chelmsford Garden Community is proposed on agricultural fields to the east of Chelmsford (formerly known as Hammonds Farm). The western edge of the site is formed by the A12 (between junction 19 to the north and 18 to the south west). There is an existing National Grid 400KV overhead line and a UKPN 132KV pylon network within the site which will have a negative impact on development.

The East Chelmsford Garden Community is identified in the emerging Chelmsford Local Plan as part of a "Strategic Growth Site" (Policy 16a), and it is anticipated to deliver around 4,500 homes and 43,000 square metres of employment space together with associated infrastructure. The site therefore plays a critical role in the City Council's long term development strategy. The draft Local Plan was submitted for Examination on 5 June 2026 and is likely to be adopted in 2027. Extracts of the draft Local Plan are provided at **Enclosure 1**.

The East Chelmsford Garden Community proposals are being devised with full knowledge of the existing overhead lines in their current form, together with the rights in the existing deed.

Interfaces Between the East Chelmsford Garden Community and the NGET Project

There are likely to be various interfaces between the East Chelmsford Garden Community and the NGET Project. Numerous plots are potentially affected, and this requires further review. A list of potentially relevant plots is provided in **Schedule 1** of this letter. This list may not be exhaustive.

If the NGET Project prohibits or restricts the construction of the accesses to East Chelmsford Garden Community or the ability to deliver service media and other infrastructure (such as open space, drainage etc) required to deliver the development, a very significant concern and compensation claim would arise. Any impairment to the access and other infrastructure may have wider implications for the East Chelmsford Garden Village and the delivery of housing which is in the public interest.

Concluding Remarks

East Chelmsford Garden Village will deliver much needed new housing and infrastructure and its delivery is in the public interest. Our Clients are seeking absolute assurance that their scheme can progress as planned without any significant repercussions arising from the NGET Project.

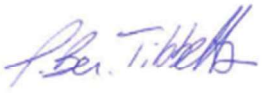
Our Clients wish to work collaboratively with NGET to reach solutions. If agreements can be reached, it may be possible to withdraw this objection in due course.

Our Clients are aware of National Grid's preference to secure land rights by way of a voluntary agreement, and that the CPO powers would only come into force in the event that a voluntary agreement cannot be reached. This may be more acceptable to our Clients.

There is a development clause for compensation on the existing easement. Hammonds Estates LLP, Gearston Limited and Wates Developments reserve the right to compensation and understand that this matter will be dealt with separately, as necessary, at a later date.

BTS welcomes confirmation of receipt of this letter and continued engagement throughout the CPO process. All correspondence should be directed to the three members of our team referenced below.

Yours sincerely



Catherine Mumby MRTPI	Ben Tibbetts MRICS	Tom Duggan MRICS
Director	**Senior Director**	**Director**

[redacted]

Enclosure 1: Extracts from Emerging Chelmsford Local Plan (Pre-Submission) (Regulation 19) Version

Schedule 1: Potentially affected plots include, but may not be limited to, the following:

124/1
125/1
125/3
125/5
125/6
125/7
125/8
125/9
125/10
125/11
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127/1
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127/4
128/1
128/3
128/4
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125/2
125/4

Chelmsford Local Plan

Pre-Submission (Regulation 19) Document

February 2025

Our Planning Strategy 2022 to 2041

Chelmsford Local Plan

Location 16 – East Chelmsford

7.348 This broad location for growth, as shown on the Key Diagram (Figure 14), comprises the following two Strategic Growth Sites:

- 16a: East Chelmsford Garden Community (Hammonds Farm)
- 16b: Land adjacent to A12 Junction 18 (Employment Site)

STRATEGIC GROWTH SITE POLICY 16a – EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)

East Chelmsford Garden Community comprises of land at Hammonds Farm. It is located to the east of the A12, north of the A414 Maldon Road, as shown on the Policies Map. The site is allocated for a high quality comprehensively planned new sustainable Garden Community that will provide a significant amount of new housing and employment development, and maximise opportunities for active and sustainable travel, in a landscape-led setting following TCPA Garden City Principles. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- **Around 3,000 new homes of mixed size and type to include affordable housing and specialist residential accommodation in the period to 2041. The allocated site is able provide a further 1,500 new homes in the period beyond 2041. The final amount of new homes will be confirmed through the masterplanning and planning application process**
- **Around 43,000 sqm of dedicated employment floorspace**
- **Two Gypsy and Traveller sites, each for 10 serviced pitches**
- **Travelling Showpeople site for 13 serviced plots.**

Supporting on-site development:

- **A new Country Park to be primarily informal and natural in character**
- **New mixed use centres incorporating provision for convenience food and other retail, community uses, flexible employment and healthcare provision and opportunities for similar small non-residential uses throughout the development**
- **Provision of a co-located primary and secondary school with early years and childcare nursery (with potential for a sixth form)**
- **Provision of two further new primary schools with co-located early years and childcare nurseries**
- **Provision of three new stand-alone early years and childcare nurseries**
- **Appropriate provision of community space and significant new multifunctional green infrastructure.**

Site masterplanning principles:

Movement and Access

- **Main vehicular access to the site will be from a new junction on the A414 Maldon Road which will need to take account of new access to the employment site 16b - Land Adjacent to Junction 18 of the A12**
- **Additional access to the site will be from Junction 19 of the A12 (Boreham Interchange), to include a new multi-modal vehicular bridge over the River Chelmer with measures to deter use as a through-route**
- **Provide well-connected internal road layouts which allow good accessibility for bus services and bus priority measures**
- **Provide an effective movement strategy for all users within the site and beyond**
- **Provide and enhance pedestrian, cycle and where appropriate bridleway connections within the site including links to the River Chelmer Navigation and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre, Danbury, Little Baddow, Great Baddow and Sandon, Beaulieu Park Rail Station, and existing and proposed employment locations including SGS16b**
- **Provide a car club for residents and businesses on site**
- **Provide safe multi-user access routes under and over the A12 to connect to existing routes**
- **Provide a new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride**
- **Measures to enable travel by active and sustainable modes that offer travel choice for people by non-car modes including a network of mobility hubs, to enable a 60% share for active and sustainable transport modes**
- **Provide Bus Based Rapid Transit infrastructure**
- **Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority and National Highways to include necessary improvements to Junctions 18 and 19 of the A12, A414 and route enhancements to A1060 (Maldon Road) and A1114 (Essex Yeomanry Way)**
- **Traffic calming measures to deter traffic on local roads including Church Road, Plantation Road and Main Road in Boreham.**

Historic and Natural Environment

- **Provide a network of multifunctional green and blue infrastructure and reinstate historic landscape features to mitigate the visual, biodiversity and heritage impacts of the development**
- **Prepare a detailed Heritage Impact Assessment**
- **Preserve or enhance the character or appearance of the Chelmer and Blackwater Navigation Conservation Area and its setting, including landscape enhancement works and sensitively designed new bridge to mitigate harm**
- **Preserve or enhance the setting of Boreham and Danbury Conservation Areas**
- **Preserve and where appropriate enhance the listed buildings and structures and their settings including Cuton, Stonhams and Little Baddow Locks, Hammonds Farmhouse, Phillows Farmhouse, The Congregational Chapel and Manse, Yew Tree Cottage, St Mary's Church, Little Baddow Hall, Boreham**

House, Generals, Water Hall, St Johns the Baptist Church Danbury, Little Graces, and Great Graces group of listed buildings. The Hammonds, Phillows and Rumbolds farmsteads which are within the site (the latter farmhouse being a non-designated heritage asset) should be provided with appropriate landscape buffers within the site to protect their settings

- Protect the setting of Danbury Park, Riffhams and Boreham Houses Registered Park and Gardens
- Protect and celebrate landmark views, including those to Danbury, Boreham, Little Baddow and Sandon Churches
- Retain the significance of Church Lane, Chapel Lane and New Lodge Chase Protected Lanes
- Retain the significance of Hurrells Protected Lane and Graces Walk which both go through the site by providing substantial linear landscape buffers
- The area to the east of Sandon Brook notated on the Policies Map for Future Recreation/SuDS/Biodiversity should focus on informal recreation, natural and semi natural green infrastructure uses rather than formal sports recreation requiring floodlighting or significant servicing
- Provide necessary mitigation to address the cumulative recreational pressure on SSSIs in proximity to the site
- Conserve and enhance biodiversity and avoid adverse effects on the River Chelmer, and Old Hare Wood local wildlife sites, Waterhall Meadows Essex Wildlife Trust Nature Reserve, and Long Spring Wood and Hall Wood ancient woodlands, and Blakes Wood, Danbury Common, and Lingwood Common SSSI
- Deliver heritage and ecological trails incorporating interpretation, public art, play trails and viewing corridors to recognise and celebrate the site's rich historic, social and natural history
- Provide suitable SuDs and flood risk management
- Undertake a Mineral Resource Assessment
- Undertake a Waste Infrastructure Impact Assessment
- Appropriate habitat mitigation and creation
- Undertake an Archaeological Assessment and conserve existing archaeological features
- Provide visual and acoustic screening to the A12 and minimise the impact of lighting in particular within the employment areas
- Provide a minimum of 20% biodiversity net gain above the ecological baseline in accordance with Policy DM16.

Design and Layout

- Development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct and varied character
- Layout to provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Development on the eastern and northern margins of the site should be lower density and landscaped to reflect a transition to the open countryside beyond
- Provide public art which contributes towards place creation and celebrates the historic, social and environmental context of the site and the local area

- **Integrate existing archaeological, historic and landscape features into development and reinstate lost historic features**
- **Site-wide design principles to be approved through the masterplanning process, followed by the preparation and submission of Detailed Design Codes for approval through the planning application process**
- **Layout to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site**
- **Incorporate appropriate safeguarding of suitable access for the maintenance of foul and surface water drainage infrastructure.**

Site infrastructure requirements:

- **A new secondary school (Use Class F1(a)) on 10.1 hectares co-located with primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and childcare use**
- **Two new primary schools (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of suitable land allocated for education and childcare use**
- **Three new 56 place stand-alone early years and childcare nurseries (Use Class E(f) each on 0.13 hectares of suitable land allocated for education and childcare use**
- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport including Bus Based Rapid Transit infrastructure, safe multi-user access routes under and over the A12 to connect to existing routes, and a new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide and/or financial contributions towards provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities**
- **Provision of and financial contribution to facilitate and sustain car club facilities for residents and businesses with the site and for the use of the wider community**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Provide a new Country Park with delivery mechanism to provide for its long-term management and maintenance**
- **New multifunctional green infrastructure including public open space, formal and informal recreation, outdoor sports facilities and allotments**
- **Appropriate flood risk management measures and SuDS**
- **Contributions towards addressing cumulative recreational pressure on SSSIs in proximity to the site.**

The Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on this site together with mass waste collection systems where they are deliverable, appropriate, and do not give rise to adverse environmental or other amenity impacts.

Stewardship:

- **Establish a robust and sustainable site-wide stewardship vehicle and governance early on in the planning and delivery process**
- **A Stewardship Statement to accompany the Masterplan providing full details of a) the governance structure and methods of funding of the proposed stewardship vehicle, b) public spaces and community assets to be owned, managed and maintained by the proposed stewardship vehicle and c) an indicative programme for the establishment and operation of the proposed stewardship vehicle**
- **A Stewardship Strategy to be provided as part of the planning application process to include a) a robust governance strategy of the chosen stewardship vehicle, b) a full Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets**
- **Stewardship activities are required to be in place in advance of the first housing occupations to ensure timely delivery of community development activities.**

Reasoned Justification

7.349 The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New Garden Community for major housing and employment development
- Proposed Country Park
- Areas allocated for future recreation use/or SUDS and/or biodiversity
- New bridges, and
- Area for Conservation/Strategic Landscape Enhancement.

7.350 The site lies around 4km to the east of Chelmsford City Centre with new infrastructure proposed to provide opportunities to increase connectivity through active and sustainable modes of transport to provide safe and convenient routes to key destinations by maximising the use of the Chelmer East Green Wedge.

7.351 The development will provide a large sustainable community for around 4,500 new homes and 43,000 sqm of dedicated employment floorspace, and a new Country Park. 3,000 of the new homes will be delivered in the period to 2041. The total extent of the site allocated is shown on the Policies Map and the entire development is expected to be delivered between 2030 and 2048.

7.352 Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

7.353 The development will provide a high quality comprehensive garden community development underpinned by a series of interrelated principles set out in the Town and

Country Planning Association (TCPA) Garden City Principles. These include community and stakeholder involvement in the design and delivery of the garden community, promoting the highest quality of design, providing opportunities for employment, encouraging healthy and active lifestyles, meeting the housing needs of all local people, providing integrated and sustainable transport systems, and putting in place long-term governance and stewardship arrangements for the new community infrastructure and assets.

7.354 The site allocation is to be planned comprehensively in accordance with a masterplan approved by the City Council. This will include community and stakeholder involvement in the formulation of the masterplan, which will be required to set out how the TCPA Garden City Principles are to be achieved, and adapted for the special characteristics and features of this particular site.

7.355 The establishment of a robust and sustainable stewardship structure early in the planning and delivery process forms a key requirement of the development establishing a consistent approach to stewardship and place keeping across this new Garden Community. The expectation is that the local community would have a defined remit in stewardship across the whole Garden Community area to foster collaboration, create accountability, provide consistency and ensure community engagement. A single not-for-profit site-wide Stewardship Body would be formed to work in partnership with the community to provide a co-ordinating role to stewardship, place making and community development and to deliver the vision for the Garden Community. The Stewardship Body activities is expected to be funded through a blend of income generating assets and endowment. If resident service charges are required these should be minimised and capped.

7.356 A formal governance structure will be established with oversight for the whole Garden Community to ensure appropriate common collaborative arrangements are put in place.

7.357 The development should provide a mix of size and types of homes, to meet local needs and create a mixed and inclusive community. Affordable, self-build and custom-build, and appropriately accessible and adaptable housing should be provided in accordance with the Council's policy requirements. The development will also be expected to provide specialist residential accommodation which could include accommodation for frail elderly and homes for those with disabilities or support needs. This provision should be based on the latest assessment of need and in consultation with Essex County Council.

7.358 As this is a Strategic Growth Site and in order to achieve a mixed and balanced new community, the development will be required to provide two Gypsy and Traveller sites, each for 10 pitches, and a Travelling Showpeople site for 13 serviced plots within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the sites will be determined through the masterplanning process. These sites will be serviced i.e. provided with services such as water, waste disposal and electricity. It is expected that the Gypsy and Traveller sites will be delivered through a comprehensive approach, such as with a Registered Housing Provider. It is expected that 0.2 hectares per plot should be provided for each Travelling Showpersons plot. Easy and convenient access to the site for heavy goods vehicles is essential for the Travelling Showpersons site.

7.359 The development will be required to provide around 43,000 sqm of dedicated employment. This is expected to contribute significantly to the City's economic growth by providing a mix of opportunities for accommodation for medium and large-sized businesses. It is expected that for every new home a new job should be created on site.

7.360 This site allocation will support Chelmsford's economic growth by providing new employment floorspace and jobs. Locations for office, employment and community space will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining Chelmsford Urban Area. The development should provide a mix of type and range of sizes of Use Class E(g)(i)-(iii) employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary E Use Classes may also be appropriate as part of the allocation.

7.361 A wide range of new community services and facilities including a new co-located school (including primary with co-located early years and childcare nurseries, secondary and potentially a sixth form centre), two new primary schools with co-located early years and childcare nurseries and three standalone nurseries, open spaces, recreation, sport and play facilities, community facilities and mixed use centres will need to be provided on the site. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development and existing and planned neighbourhoods in the East Chelmsford Garden Community. The centres will need to make provision for community and healthcare facilities, as required by the NHS Mid and South Essex Integrated Care Board, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace. The planning and design of development is required to encourage healthy and active lifestyles, in line with Sport England and Public Health England's Active Design guidance. Appropriate contributions will also need to be made for police, ambulance, and fire and rescue facilities.

7.362 The co-located primary and secondary school should be provided on a site of around 12 hectares of land. The developer will be expected to provide the education land and a financial contribution. Opportunities for dual use sports facilities within the new secondary school will be considered through the masterplan and planning application process. Consideration should be given to Essex School Organisation Service's 'Garden Communities and Planning School Places' to ensure schools are appropriately planned and laid out to serve the Garden Community.

7.363 The development will take its main vehicular access from the A414 Maldon Road. Additional access to the site will be from Junction 19 Boreham Interchange. This is expected to be primarily for active and sustainable travel connections. The Council will, in conjunction with the Highway and Transportation Authority and National Highways, seek appropriate contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, capacity and traffic management and to enable safe access to the site by active and sustainable modes. As a minimum these will be expected to include:

- Bus Based Rapid Transit infrastructure
- Safe multi-user access routes under and over the A12 to connect to existing routes
- A new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride.

7.364 The development will be expected to provide additional and improved safe and convenient pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre, Danbury, Sandon, Little Baddow, Great Baddow, Beaulieu Park Rail Station, existing and proposed employment locations, new Country Park, surrounding countryside and wider strategic network.

7.365 Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport. Household travel plans will tailor those strategies to households and will include limited-term access to subsidised bus services and access to car clubs. Provision of a car club will provide a viable alternative to car ownership and can reduce the need for land devoted to car parking. The development will be large enough to support its own car club and there will be alternative means of active and sustainable transport available to residents to complement it.

7.366 The development will be required to maximise opportunities for active and sustainable transport modes to be taken up to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be required to provide good accessibility for bus services, including bus stop infrastructure as appropriate, along with bus priority measures within and related to the site to provide and maintain a quick and convenient local bus service and services to the wider area including Chelmsford City Centre. A network of mobility hubs will be provided across the Garden Community; these will allow for the interchange between active modes of travel and bus services and include the provision of cycle storage and facilities which align with non-car living, for example, e-scooter hiring / parking / charging, cycle stands and a repair shop, car club parking, EV charging and bus stops.

7.367 The development will also be required to provide an appropriate Bus Based Rapid Transit. This should be a direct, frequent bus service that will connect the new development with the City Centre and Chelmsford and Beaulieu Park Rail Stations. It is critical for enabling local, frequent travel without reliance on the private car. The masterplan should provide a choice of unimpeded route corridors within the developed area, able to carry rapid transit bus services and enable convenient connections between residential areas, employment areas, Beaulieu Park Rail Station and Chelmsford City Centre. Essex County Council will work with the developers to determine a preferred-route corridor through the development to serve residents and key locations.

7.368 The site will provide a high quality development in a landscaped setting which works in sympathy with the local landscape and heritage assets. This should be informed by landscape and heritage evidence, including the 2017 Landscape Sensitivity and Capacity Assessment and the Historic Environment Characterisation Project. The development must promote the highest standards of design and provide high quality and inclusively designed buildings and public and private spaces planned around a coherent framework of routes, blocks and spaces.

7.369 Two tiers of design guidance will be expected to be followed - Site Wide Principles Document (informative) and the Detailed Design Codes (prescriptive). The Site Wide Design Principles Document will outline the aspects of spatial co-ordination between the different zones and development parcels and accompany the Strategic Parameter Plans which should

accompany the Masterplan. The preparation and submission of Detailed Design Codes (DDC) for approval will be a condition of subsequent planning applications. The DDC's will vary in their extent, tailored to the circumstances and scale of change in each place, allowing a suitable degree of variety but will be consistent in their objectives and in how they stipulate design quality, following a consistent structure and format as set out in the Masterplan documents. Development will follow a carefully design coded approach, as such it may be considered appropriate to remove permitted development rights.

7.370 Layout should incorporate compensation measures for impacts from the development on the landscape, preserve the setting of heritage assets and create a distinct new place. Compensation measures will include appropriate landscaped edges, tree and hedge planting along countryside edges and green buffers to respect the amenities of adjoining residential properties. The site plays an important role in the rural setting to a number of designated and non-designated heritage assets in the wider area. There are also significant views to Danbury and Little Baddow Churches. It will be important to ensure the impacts on heritage setting are adequately mitigated, which will include extensive landscape buffers in appropriate locations. This should include the creation of viewing corridors to historic landmarks. Historic lanes, field boundaries and the Graces Walk avenue are important features of this context, which should be retained and enhanced. There will be impacts to the setting of the Chelmer and Blackwater Navigation due to the change from a rural to urban context. It will be important to mitigate these impacts and provide landscape enhancement as part of a scheme of compensatory measures. This should include buffer zones alongside rivers, reserved as public space. Heritage, social history and natural environment celebration and interpretation should play a positive role in reinforcing local character and promote heritage and understanding such as the works of renowned local nature writer J. A. Baker who has connections with this area.

7.371 Being a large strategic allocation, the wider site includes an area of flood risk. As shown on the Policies Map, development will only be located in areas at least risk of flooding. The areas at higher risk of flooding will form the country park, which will largely be natural in character, and other open space. The site layout should also positively use existing topographical, heritage, ecological and landscape site features such as established vegetation and water bodies. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford.

7.372 Development design and layout is expected to preserve or enhance the character or appearance of the Chelmer and Blackwater Navigation Conservation Area and preserve the listed buildings and their setting on and close to the site. The masterplan process will establish the detailed preservation and enhancement principles for this site.

7.373 The development is expected to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

7.374 Practical design considerations, such as service yards and routing, utility related plant, etc. must be effectively designed to sustain a high quality approach to streetscape. Layout should also safeguard suitable access for the maintenance of foul and surface water drainage infrastructure.

7.375 At least half the gross site area is expected to be multifunctional green or blue infrastructure. This will include open spaces, habitat creation, allotments or community growing areas and sports areas with associated facilities and play facilities, as well as maximising opportunities for river use in accordance with the Council's Waterways Strategy. This should include foot and cycle bridges over the river to create connectivity each side of the river. The new Country Park will be expected to retain and improve habitats for wildlife and provide new and enhanced recreational opportunities, including the waterways. Appropriate and sustainable long-term management and maintenance arrangements for the new Country Park will also be required. Given the scale of the Garden Communities, the opportunity exists for these developments to achieve 20% biodiversity net gain subject to site constraints. Development proposals will be considered in line with DM16. The area to the east of Sandon Brook notated on the Policies Map for Future Recreation/SuDS/Biodiversity should, due to its location, focus on informal recreation, natural and semi-natural green infrastructure uses rather than formal sports recreation requiring floodlighting or significant servicing, or SUDS.

7.376 The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to avoid adverse impact on the adjacent local wildlife sites River Chelmer and Old Hare Wood, Waterhall Meadows Essex Wildlife Trust Nature Reserve, the ancient woodlands of Long Spring Wood and Hall Wood, and Blakes Wood, Danbury Common, and Lingwood Common SSSI, which lie within or immediately adjacent to the site. Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs. Any costs incurred will be covered by the developers of the site. These measures will be costed over the full lifetime of the development, i.e. in perpetuity (taken to be 80 years), rather than the plan period. Natural England must be consulted at the pre-application stage on the design of the high quality semi-natural greenspaces, to ensure that these provide an effective alternative space for recreation to the SSSIs.

7.377 Through the provision of the Country Park and the series of green spaces throughout the development, high quality semi-natural greenspace of at least 12ha each will be provided to meet Natural England's 8ha/1000 new population metric and minimum circular dog-walking route on or off site of 2.3km which make use of existing Public Rights of Way and/or highways. The precise uses of the multifunctional green and blue infrastructure will be defined through the masterplanning process which will include delineating specific areas where wildlife and ecological networks are prioritised.

7.378 Flood risk management and on-site SuDS are necessary to ensure there is no increased flood risk on site, or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces.

7.379 Given the scale and nature of the development, the Council will encourage the appropriate development of renewable, low carbon and decentralised energy schemes on the site, especially where there is a strong degree of community benefit and subject to deliverability, and other planning considerations such as impacts upon residential amenity. This may include a district energy plant and/or a Combined Heat and Power Plant. Early engagement with the Council is recommended to help support this.

7.380 As this is a major new development site, where appropriate the Council will encourage a move away from traditional wheeled bins to mass waste collection systems, such as an underground waste system. Advantages of hiding waste underground can include minimising the visual impact of bins on pavements and streets and managing odour and noise issues.

7.381 The site lies within a Mineral Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Mineral Resource Assessment to assess if further areas of the site contain a viable mineral resource that would require extraction prior to development. Whilst it is acknowledged that working of the full mineral deposit would not be compatible with the proposed non-mineral development, the Mineral Resource Assessment would indicate that there is a workable mineral resource that would be sterilised by the non-mineral development and thus the supporting statement to the application needs to demonstrate that the need for the built development is such that it outweighs the sterilisation of the mineral resource. The Local Planning Authority will need to consider this balance in taking a decision on any planning application.

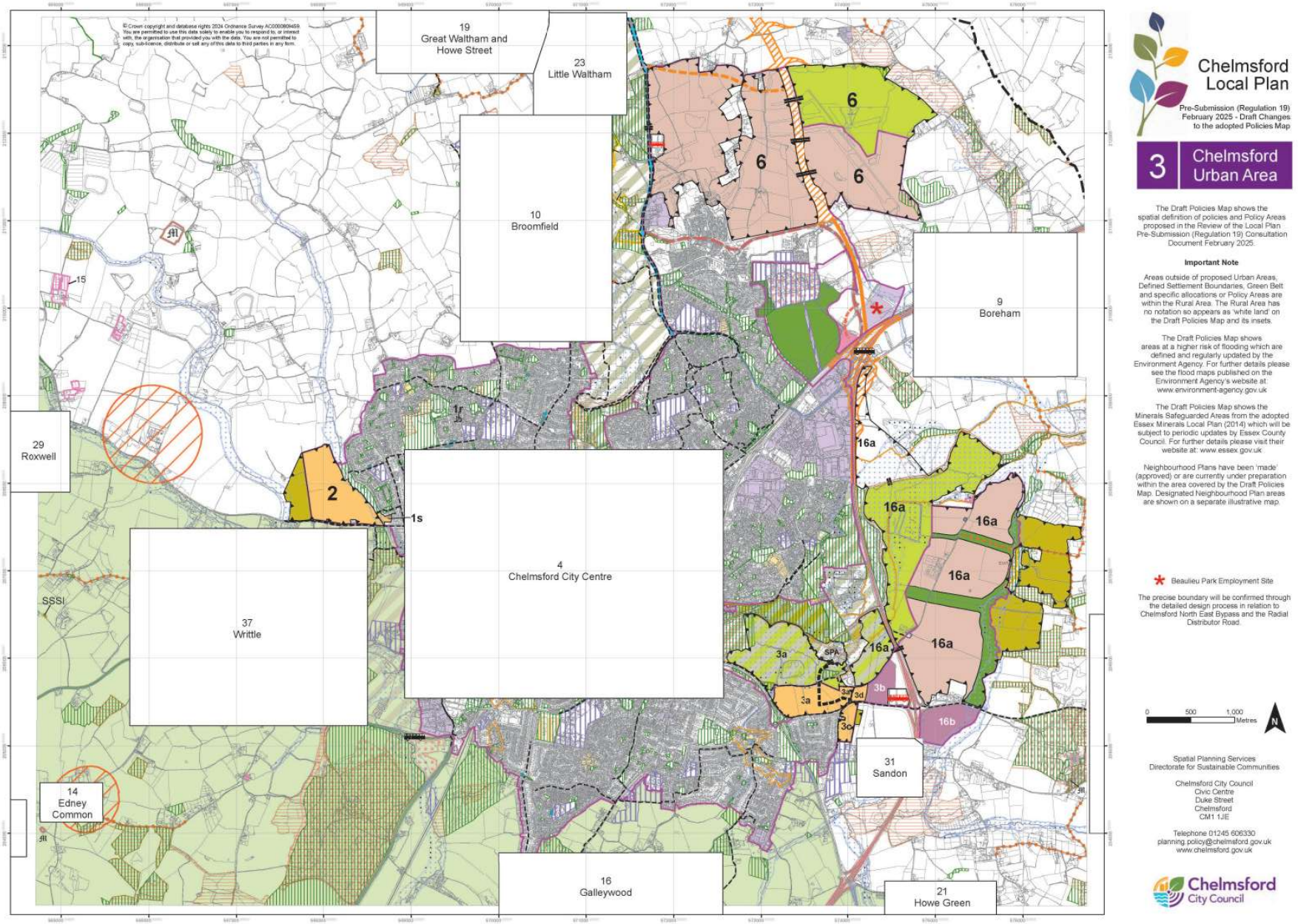
7.382 The site is in close proximity to the Chelmsford Waste Water Treatment plant where odour may impact part of the site area. As a result, a Waste Infrastructure Impact Assessment should be undertaken.

7.383 There are pylons running through the west of the site. The development will need to follow National Grid Electricity Transmission (NGET) site-specific criteria for responding to the NGET overhead transmission lines present within the site. It will need to be demonstrated how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.

7.384 The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation. Of particular interest, land to the north of Rumbolds Farm, Hammonds Road contains a significant number and configuration of crop marks requiring further investigation. Other significant archaeological remains and their settings should also be identified and protected. The archaeological evaluation should include appropriate trial trenches. Once complete the evaluation will inform the location of development parcels and open space within the masterplan.

7.385 The site is located partly in the Parishes of Sandon and Little Baddow. Each Parish has a 'made' (adopted) Neighbourhood Plan. Development proposals should have regard to the Sandon Neighbourhood Plan and Little Baddow Neighbourhood Plan. Each Parish will receive 25% of the CIL receipt for the portion of the allocation and any other development in its area.

Map 3


19
Great Waltham and
Howe Street
23
Little Waltham
10
Broomfield
9
Boreham
29
Roxwell
2
1s
4
Chelmsford City Centre
37
Writtle
SSSI
14
Edney
Common
16
Galleywood
21
Howe Green
31
Sandon
6
16a
16b
3a
3b
3c
3d
SPA
Chelmsford
Local Plan
Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map
3
Chelmsford
Urban Area
The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025.
Important Note
Areas outside of proposed Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas are within the Rural Area. The Rural Area has no notation so appears as 'white land' on the Draft Policies Map and its insets.
The Draft Policies Map shows areas at a higher risk of flooding which are defined and regularly updated by the Environment Agency. For further details please see the flood maps published on the Environment Agency's website at www.environment-agency.gov.uk
The Draft Policies Map shows the Minerals Safeguarded Areas from the adopted Essex Minerals Local Plan (2014) which will be subject to periodic updates by Essex County Council. For further details please visit their website at: www.essex.gov.uk
Neighbourhood Plans have been 'made' (approved) or are currently under preparation within the area covered by the Draft Policies Map. Designated Neighbourhood Plan areas are shown on a separate illustrative map.
Beaulieu Park Employment Site
The precise boundary will be confirmed through the detailed design process in relation to Chelmsford North East Bypass and the Radial Distributor Road.
0 500 1,000 Metres
N
Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE
Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk
Chelmsford
City Council

Chelmsford Local Plan

Legend for Draft Policies Map February 2025

Relevant Key Policy References are shown in brackets

- Chelmsford City Council Area
- Inset
- Chelmsford and South Woodham Ferrers Urban Areas (S7)
- Chelmsford City Centre (S1, S8, S12, S17, DM5)
- South Woodham Ferrers Town Centre (S12, DM5)
- Defined Settlement Boundary (S7, DM2)
- Area for the former Runwell Hospital Major Developed Site
- Boundary of Site Allocations 2, 3a, 3c, 6, 7a, 11b, 14b, 16a and 17b
- New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+
- New Garden Community for Major Housing and Employment Development (SGS6, SGS16a)
- S Specialist Residential Accommodation (SGS7b, GS12)
- TSP New Travelling Showpeople Site (SGS7a)
- Proposed Employment Area (S6, S7, S8, GS9a, SGS6, SGS16a, SGS16b, SGS3b, DM4)
- Existing Employment Area (S8, DM4)
- Rural Employment Area (S8, DM4)
- Proposed Rural Employment Area (SGS15, S6, S8, DM4)
- Green Belt (S11, DM6, DM9, DM10, DM11, DM12)
- Special Area of Conservation (SAC) (S4, S9, DM16)*
- Special Protection Area and Ramsar Site (S4, S9, DM16)*
- Marine Conservation Zone (S2)*
- Site of Special Scientific Interest (SSSI) (S4, DM16)*
- Scheduled Monument (S3, DM13)*
- Registered Park and Garden of Special Historic Interest (S3, DM13)*
- Local Nature Reserve (S4, DM16)*
- Local Wildlife Site (LoWS) (S4, DM16)
- EWT Essex Wildlife Trust Nature Reserve (S4, DM16)*
- Green Wedge (S11, DM7, DM9, DM13, DM11, DM12)
- Protected Lane (S3, DM14)
- Conservation Area (S3, DM13)
- Area for Conservation/Strategic Landscape Enhancement (SGS7a, SGS16a)
- Country Park*
- Proposed Country Park (SGS3, SGS6, SGS16a)
- Land Allocated for Future Recreation Use and/or SUDS and/or Biodiversity (S4, SGS2, SGS3c, SGS7a, GS11b, SGS16a, GS17b)
- Open Space (S11, DM21)
- New Railway Station (S9)
- Railway Station Access Road (S9)
- Radial Distributor Road (RDR1) (S9)
- Proposed Northern RDR Detailed Design with New Garden Community Masterplan Area (S9,SGS6)
- Proposed Link Road (SGS3a)
- Route Capacity Improvement (S9, SGS10)
- Proposed Cycle Route*
- Proposed Bridge (S9, SGS1a, SGS1e, SGS3a, SGS6, SGS16a)
- Existing Park and Ride
- Area Considered for additional Park and Ride Facilities (S9)
- Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*
- Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)*
- Route Based Strategy (S9)
- Strategic Trunk Route
- Strategic Non-Trunk Route
- Regional Route
- Location for Primary School
- Existing School, Further / Higher Education Establishment (DM22)
- Primary Shopping Area (S12, DM5)
- Principal Neighbourhood Centre (S12, DM5)
- Local Neighbourhood Centres (S12, DM5)
- SPA Special Policy Area (S7, SPA1-SPA5)
- Hazardous Substance Site Safeguarding Zone (DM30)*
- Flood Zone 2 (S2, DM18)*
- Flood Zone 3 (S2, DM18)*

+New Housing Site
Please note that site policies are abbreviated to the site number

*These notations are designated by third parties not Chelmsford City Council and are subject to change

Spatial Planning Services
Directorate for Sustainable Communities

Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Chelmsford City Council

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5 August 2026

Wates Developments Limited
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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Wates Developments Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The Order seeks only those rights considered necessary to facilitate the construction, operation, inspection, maintenance, repair and renewal of the existing transmission infrastructure. As such the Landowner, planner or developer should consider the existing asset in their design to mitigate future losses or the National Grid's ability to maintain the asset.

In the event the Objector deems an impact or loss of future development, they may submit an evidence-based claim to National Grid. Claims are to be assessed on a proven loss basis in line with the compensation code and will be assessed at an appropriate valuation date. (National Grid will not consider a development Clause).

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

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5 August 2026

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IP32 7AR

Dear Hammonds Estates LLP,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

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5 August 2026

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Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Gearston Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

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SW1A 2AW

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

BROOKS LENEY
YOUR LAND OUR KNOWLEDGE

OBJ 51- William Eric Drake / OBJ 52- Charmian Rose Goundry / OBJ 53- John Hoole and Julia Ann Hoole / OBJ 54- The Honourable John Frederick Strutt / OBJ 55- Josephine Greta Adams / OBJ 56- Michael Hodge, Andrew Hodge and Robert Hodge / OBJ 58- Robert John Stacey / OBJ 59- Michael Hope and Jillian Hope

Mr John McKenna
Head of Electricity Network, Planning Team
Energy Infrastructure Delivery
Energy Development
Department for Energy Security & Net Zero
3-8 Whitehall Place
London SW1A 2EG

by email only to: John.McKenna@energysecurity.gov.uk

18th June 2026
WJH/62761

Dear Mr Mckenna

FORMAL OBJECTION

Re: National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026

I am writing to comment upon "The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026 (the Order) made by National Grid Energy Transmission PLC (NGET) on the 21st May 2026.

Brooks Leney is a firm of Chartered Surveyors and Land Agents based in Suffolk, and we act for a number of Landowners (PILS – 732, 094, 349 – 710, 583 – 710, 368, 472, 248 – 572, 581, 332 - 463) affected by this Order:

Brooks Leney, on behalf of its clients, recognise and supports the need for reinforcement of the electricity transmission network. We acknowledge that such infrastructure is of national importance and that, in appropriate cases, the use of statutory powers to secure land rights may be justified.

However, our clients have significant concerns regarding the approach taken by National Grid Electricity Transmission plc ("NGET") in promoting this Order.

Our clients are somewhat confused by the approach that NGET have taken, particularly as we understand that NGET already holds rights to both access most of the land within the Order and to operate and upgrade their equipment. Those rights have seemingly been sufficient in recent years to undertake upgrade and improvement works to the same line, including planned works that were postponed at the end of 2025 due to an outage not being granted.

Position on the Order

Our clients **do not object in principle** to:

- The proposed reinforcement works; or

- The use of compulsory powers where they can be demonstrably justified as a last resort

However, our clients and we **do object to the Order as currently promoted**, on the basis of procedural failures, lack of engagement, and insufficient justification.

Grounds of Objection-

1. Lack of Adequate Consultation and Engagement

There has been a clear **failure to undertake meaningful, landholding-specific consultation** with any of our clients.

Engagement to date has been:

- Generic in nature
- Largely limited to statutory notices
- Lacking in detail relevant to individual landholdings

There has been **no proper attempt to understand or address the specific impacts** on our clients' land or operations.

Our endeavours to engage with Savills (the Applicants agents) have often had no response, or responses many months after our contact.

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2. Absence of Meaningful Negotiation and Reliance on Unilateral "Key Terms"

The approach taken by NGET and its agents, Savills, has been procedurally flawed and does not amount to meaningful negotiation.

In particular:

- Landowners were initially asked to **sign a declaration confirming agreement in principle to grant easement rights** over their land
- This request was made **prior to the provision of any substantive information**, including:
    - A summary of terms
    - A draft Deed of Grant
    - Detailed plans or explanation of the rights sought and restrictions to be imposed on the Landowners property.

It was only **following requests for clarification** that a document described as a "Summary of Key Terms – Deed of Grant" was provided.

Even then, that document:

- Remains a **standardised, non-negotiable summary**, rather than a proper set of Heads of Terms
- Does not provide sufficient legal or commercial detail to enable informed consideration
- Is not accompanied by a draft agreement or opportunity to negotiate specific provisions

Furthermore, the original declaration itself is of particular concern, as it seeks to secure agreement that:

- Easement rights will be granted over **all land within the landowner's ownership crossed by National Grid apparatus**, including land not fully identified at this stage
- The **plan may be amended later without additional compensation to reflect the devaluation of the affected property**
- The landowner effectively agrees to progress the matter without clarity as to final terms

This represents an attempt to obtain **early, in-principle consent to undefined and potentially wide-ranging rights**, without the necessary transparency or safeguards.

The fact that the declaration is stated to be "not legally binding" does not mitigate this concern. In practice, it places landowners under pressure to **commit before they are properly informed or advised**.

Overall, the process adopted:

- Reverses the proper order of engagement (agreement sought before explanation)
- Avoids genuine negotiation
- Falls well short of the requirement for **good faith efforts to acquire rights by agreement**

This approach gives the clear impression that the objective has been to secure procedural progress rather than to undertake proper and informed negotiations with affected landowners.

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3. Lack of Clarity on Rights and Impacts

Our clients have not been provided with sufficient detail to understand:

- The **precise nature and extent of rights sought**
- The **practical impact of construction activities**
- **Access routes, working widths, compounds, and duration of works**
- The **long-term operational constraints**

This absence of clarity prevents informed engagement and undermines confidence in the process.

---

4. Prematurity of the Use of Compulsory Purchase Powers

Given the lack of meaningful engagement or negotiation, the promotion of a CPO at this stage appears **premature**.

Compulsory purchase powers should be exercised **only where reasonable attempts to reach an agreement have failed**.

In this case, such attempts appear **not to have been made at all**.

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5. Existing Rights and Justification for Additional Powers

As stated above, we understand that NGET already benefits from existing easement or wayleave rights in respect of the current overhead line infrastructure across much of the Order land.

However:

- There has been **no clear or transparent explanation** as to why those existing rights are insufficient to deliver the proposed works
- The extent to which the Order seeks to **override, extend, or materially alter existing rights** has not been properly communicated
- No detail has been provided to demonstrate that the **additional rights sought are no more than are reasonably necessary**

In the absence of this information, it is not possible to properly assess:

- Whether the proposed rights go beyond what is required for reconductoring and reinforcement works
- Whether the Order is seeking to secure **enhanced or future-proofed rights** without an appropriate justification
- Whether reliance could instead be placed on **existing easements, supplemented where necessary by negotiated variations**

This gives rise to a legitimate concern that the Order may be seeking to acquire **wider rights than are strictly required**, contrary to the principle that compulsory acquisition powers should be exercised in a **proportionate and minimal manner**.

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6. Failure to Demonstrate a Compelling Case

Taken together, the above issues call into question whether NGET has demonstrated a **compelling case in the public interest**, particularly in procedural terms.

The current approach fails to demonstrate that:

- Interference with private property rights has been minimised and will be adequately compensated
- Reasonable steps to acquire rights by agreement have been taken
- The use of compulsory powers is necessary at this stage

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7. Illustrative Examples of Concern

The concerns outlined above are not theoretical, but are demonstrated by the treatment of individual landowners affected by the Order:

- **Recent Wayleave Without Proper Consideration of Future Impact -** One landowner entered into a wayleave agreement as recently as 2024. That landholding has identifiable future development potential, yet there has been no meaningful engagement by NGET as to how the proposed easement rights now being sought would:
    - Interact with or potentially sterilise that development potential
    - Affect land value beyond standard agricultural considerations
    - Override or materially alter the basis upon which the recent wayleave was agreed

  The absence of any discussion on these points demonstrates a failure to consider land-specific circumstances, particularly where those circumstances are both recent and material.

- **Inconsistent Approach – Removal and Retention of Infrastructure** A further example concerns a landowner who previously entered into a voluntary agreement for the removal of a pylon under the Bramford to Twinstead scheme.

  That agreement created a clear expectation that the infrastructure would be removed. However, under the present Order, NGET now seeks to retain the same pylon through compulsory powers.

  This represents:
    - A clear inconsistency in approach
    - A failure to honour the spirit, if not the letter, of previous agreements
    - A lack of a transparent explanation as to why the position has changed

  No meaningful engagement has taken place to explain or justify this reversal, nor to address the resulting impact on the landowner.

These examples illustrate a wider pattern of inadequate engagement, lack of transparency, and failure to tailor the approach to individual landholdings, further undermining the case that reasonable steps have been taken to acquire rights by agreement. Such inconsistencies and omissions further call into question whether NGET has exercised its powers in a proportionate and reasonable manner.

8. Engagement Meeting of 16th June 2026

A meeting took place on **16th June 2026** between representatives of Brooks Leney and other landowner agents, NGET and their agents, Savills, during which the concerns set out above were raised in detail.

At that meeting:

- The issues relating to:
    - Lack of meaningful engagement
    - Absence of negotiated Heads of Terms
    - Insufficient clarity regarding the rights sought
    - The sequencing of the process, including the request for landowners to sign declarations in advance of full information, was clearly articulated.
- The NGET representative **acknowledged that these were legitimate and reasonable concerns** and were even described as "viable" by the representative from NGET. The representative confirmed that the concerns and points communicated throughout the meeting would be **taken back for internal consideration**.

While that acknowledgement is noted, it reinforces the position that:

- These matters remain **unresolved at the point the Order has been promoted**, and
- The process has therefore been **advanced prematurely**, ahead of proper engagement and resolution of known issues

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During the same discussion, it was indicated that:

- The process for securing easements would be **largely led by NGET's legal advisers**, who would prepare the core documentation, and
- Landowners would be expected to proceed on that basis, with an anticipated contribution of approximately **£750–£1,000 towards their legal fees**, on the assumption that the scope of work required by landowners' advisors would be relatively limited

This gives rise to further concern, as:

- It **understates the importance and cost of independent professional advice** in respect of permanent property rights
- It suggests a process that is **led by the acquiring authority**, rather than one based on balanced negotiation
- It implies a **limited expectation of negotiation or amendment**, which is not consistent with a genuine attempt to reach an agreement

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Importantly, Landowner agents offered at that meeting to **engage proactively with NGET's decision-makers**, with a view to:

- Explaining the concerns directly
- Assisting in developing a clearer understanding of the **practical and operational impacts on affected landholdings**, including matters that may not be fully appreciated through a purely legal or technical review

The offer was made in a constructive spirit to facilitate a more informed and collaborative approach.

This meeting further demonstrates that the concerns raised are substantive, recognised and capable of being constructively addressed, yet remain unresolved, reinforcing the position that the Order has been promoted ahead of any engagement and negotiation.

Conclusion

For the reasons set out above, our clients object to the confirmation of the Order.

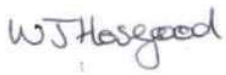
The objection may be withdrawn if:

- Proper engagement is undertaken with affected landowners
- Full details of the rights sought are provided
- Draft Heads of Terms are issued
- A genuine and meaningful attempt is made to reach an agreement

Our clients reserve the right to expand upon these grounds of objection in due course.

Yours sincerely

Will



W J Hosegood BSc (Hons) MRICS FAAV | Partner
For & on behalf of Brooks Leney
[redacted]

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5 August 2026

William Eric Drake
[redacted]

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Suffolk
IP32 7AR

Dear William Eric Drake,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

National Grid Electricity Transmission plc (NGET) requires as far as possible a consistent approach to its infrastructure, and to ensure that it has all necessary rights in order to access, maintain, and deal with that infrastructure. NGET has produced a straightforward form of easement presenting a balanced approach. In agreeing in principle to a voluntary agreement, landowners are not bound to enter into an easement; they are simply indicating a willingness to consider the same. NGET is willing to negotiate and agree minor variations to that deed where necessary and to reflect the specific circumstances of the land affected. For example, where there are existing features which would immediately cause a breach of the standard deed terms (but which are not an existing breach) sterilisation distances can be varied within reason to accommodate such matters. NGET just asks that landowners raise their specific concerns via

their legal representatives or direct with National Grid so that an acceptable position can be reached where appropriate.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. NGET has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The rights sought under the CPO relate solely to the acquisition of permanent rights where they are necessary to access, maintain and retain existing infrastructure, together with temporary rights to enable the overhead line upgrade. No rights are sought to acquire land or erect new infrastructure. National Grid recognises that owners and occupiers require appropriate professional advice to understand and respond to the rights sought. National Grid is committed to meeting professional costs that are reasonably incurred and proportionate to the work required in line with the Compensation Code and relevant RICS and CAAV guidance.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

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Energy Development,
Department for Energy Security & Net Zero,
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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

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5 August 2026

Charmian Rose Goundry
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Charmian Rose Goundry,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

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As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. NGET has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

The rights sought under the CPO relate solely to the acquisition of permanent rights where they are necessary to access, maintain and retain existing infrastructure, together with temporary rights to enable the overhead line upgrade. No rights are sought to acquire land or erect new infrastructure. National Grid recognises that owners and occupiers require appropriate professional advice to understand and respond to the rights sought. National Grid is committed to meeting professional costs that are reasonably incurred and proportionate to the work required in line with the Compensation Code and relevant RICS and CAAV guidance.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

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Yours sincerely,

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5 August 2026

John Hoole and Julie Ann Hoole
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
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IP32 7AR

Dear John Hoole and Julie Ann Hoole,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

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Department for Energy Security & Net Zero,
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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

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London WC2N 5EH
www.nationalgrid.com

5 August 2026

The Honourable John Frederick Strutt
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

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5 August 2026

Josephine Greta Adams
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

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5 August 2026

Michael Hodge, Andrew Hodge and Robert Hodge
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
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5 August 2026

Robert John Stacey
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

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5 August 2026

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BROOKS LENEY
YOUR LAND OUR KNOWLEDGE

OBJ 60- Goundry Family

Mr John McKenna
Head of Electricity Network, Planning Team
Energy Infrastructure Delivery
Energy Development
Department for Energy Security & Net Zero
3-8 Whitehall Place
London SW1A 2EG

by email only to: John.McKenna@energysecurity.gov.uk

18th June 2026
WJH/62676

Dear Mr Mckenna

FORMAL OBJECTION

Re: National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026

Additional Grounds of Objection (Goundry Family) - BPRE-PIL-094

1. Introduction

This objection is submitted on behalf of the **Goundry Family**, who are directly affected by the above Order.

The Goundry Family **do not object in principle** to the reinforcement of the electricity network, nor to the use of compulsory powers where properly justified.

However, they object to the Order as currently promoted on the basis that:

- The process has been **procedurally deficient**
- Engagement has been **inadequate and ineffective**
- The **specific characteristics and value of their landholding have not been properly considered**

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2. Existing Agreement – 2024 Wayleave

The Goundry Family entered into a **Wayleave Agreement in 2024**, a relatively recent and deliberately flexible arrangement governing the presence of National Grid apparatus on their land.

Unlike permanent easement rights, the nature of a wayleave provides the landowner with **ongoing control and the ability to revisit arrangements over time**, including in circumstances where the underlying value or use of the land changes.

This is particularly important in the context of the Goundry Family landholding, which has **development potential** (as set out below).

Under the existing wayleave:

- The landowner retains the ability to:
    - **Terminate or renegotiate the agreement** in accordance with its provisions
    - Seek appropriate compensation where the presence of apparatus:
        - Interferes with development
        - Is required to be diverted or removed
        - Constrains the realisation of the land's development value
- The wayleave framework therefore preserves the opportunity for the landowner to **secure compensation reflecting the land's enhanced value ("hope value") at the point that development is brought forward**

However, the Order now seeks to replace this flexible arrangement with:

- **Permanent easement rights**, imposed compulsorily
- Fixed rights which would **crystallise the position at the current point in time**

This gives rise to a fundamental concern:

The proposed acquisition has the potential to **extinguish or materially prejudice the landowner's ability to realise future compensation linked to the development value of the land**.

In particular:

- The imposition of permanent easement rights may:
    - **Sterilise development potential**, or constrain site layout
    - Reduce the prospect of securing **further compensation linked to later development**
    - Fix compensation by reference to **existing use value**, rather than properly reflecting emerging or future value
- This represents a materially different position to that which the landowner **recently agreed under the 2024 wayleave**, where flexibility and future negotiation were preserved

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Despite the significance of this issue:

- There has been **no meaningful engagement by NGET** to:
    - Explain why the transition from wayleave to permanent rights is necessary
    - Address the **impact on future compensation rights**
    - Consider whether alternative approaches (e.g. retention or variation of the wayleave) may be more appropriate

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Key Point (very important)

The proposed acquisition risks depriving the landowner of the ability to realise the full value of their land, including development-related compensation, which would otherwise be available under the existing wayleave framework.

This issue is of fundamental importance given the **recent nature of the wayleave agreement** and the **active promotion of the land for development**.

The absence of any meaningful consideration of this point further demonstrates that:

- The **true impact of the Order on the landholding has not been properly assessed**
- The approach taken is **not proportionate**, and
- Compulsory powers are being used **without full regard to the landowner's position or legitimate expectations**

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3. Strategic Development Land and Planning Context

The Goundry Family landholding has **clear and active development potential**, which has been formally promoted.

In particular:

- The land is subject to a **Promotion Agreement with a developer**
- Sites within the landholding were submitted through the recent Braintree District Council Call for Sites as part of the ongoing Local Plan Review process

Importantly, the proposals **incorporate the pylons located within the Goundry Family landholding**, directly linking the infrastructure to strategic planning considerations.

Despite this:

- There has been **no meaningful engagement by NGET** regarding:
    - The land's development potential
    - The impact of permanent easement rights on deliverability and value

- The implications for site layout, access, and infrastructure planning

- No consideration has been given to:
  - The materially different impact of infrastructure rights on **strategic development land versus agricultural land**

Key Point

The acquiring authority has failed to properly assess the impact of the Order on land with known and actively promoted development potential and to offer any specific financial terms to recognise the losses the Landowner will experience as a result of an Easement being imposed on the Land rather the existing wayleave.

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4. Incomplete and Inadequate Information

The Goundry Family have not been provided with clear, accessible or complete information.

In particular:

- The **offer letter dated 15th January 2026** makes **no reference to Construction or Operational Access Rights**, despite these forming a significant part of the Order powers
- Plans relating to existing **Pylons** were **not proactively provided**, and instead had to be located within a **large document**

This approach is unreasonable and has:

- Made it unnecessarily difficult to understand the proposals
- Prevented informed engagement
- Undermined transparency

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5. Apparent Introduction of Additional Access Infrastructure

Upon detailed review of the plans, the Goundry Family have identified what appear to be **new and multiple access routes.**

These features:

- Were **not clearly communicated**
- Represent **potentially significant additional impacts**
- Have only come to light through detailed and time-consuming document review

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6. Ineffective Engagement

A Teams meeting took place with Savills on **27th October 2025**, however:

- It was **unproductive and did not progress matters**
- No meaningful follow-up engagement has taken place
- No attempt has been made to resolve outstanding concerns

The Goundry Family reasonably ask:

Why has there been no further engagement since October 2025?

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7. Absence of Negotiation

Despite the passage of time and clear opportunity for dialogue:

- There have been **no meaningful negotiations**, voluntary or otherwise
- No Heads of Terms have been proposed or agreed
- No land-specific mitigation or arrangements have been discussed

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8. Conclusion

The Goundry Family's case demonstrates that:

- Even where engagement has occurred, it has been **ineffective and incomplete**
- **Key information has not been provided clearly or proactively**
- **No meaningful negotiation has taken place**
- The **specific characteristics of the landholding**, particularly its development potential, have been ignored

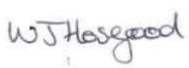
Accordingly, the promotion of the Order is:

- **Premature**
- **Procedurally flawed**
- Not supported by a **compelling case in the public interest**

The Goundry Family therefore object to the confirmation of the Order.

Yours sincerely

Will



W J Hosegood BSc (Hons) MRICS FAAV | Partner
For & on behalf of Brooks Leney
[redacted]

1-3 Strand
London WC2N 5EH
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5 August 2026

Charmian Rose Goundry
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Ms Goundry,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18th June 2026. We have noted your objection and would like to work with you and your agent to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

Should the Objector consider that the acquisition or exercise of the rights sought may result in a loss of development value or adversely affect future development potential, they may submit an evidence-based claim for compensation.

Any such claim would be assessed in accordance with the Compensation Code, having regard to the relevant statutory provisions, the evidence presented and the appropriate valuation date. National Grid considers that the statutory compensation regime provides the appropriate mechanism for assessing and resolving claims relating to potential development impacts. Accordingly, National Grid does not propose the inclusion of a development clause within its land rights agreements.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

It is our hope that the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 61- Nicholas Cousins

[redacted]

Subject: Objection to CPO orders on Pelham to Rayleigh line reinforcement project

Dear Sir,
4YLA061
4VB093
4VB092

As a landowner with 3 pylons and about 1 KM of land under overhead lines, I would like to object to the fact that we have been told the re has to be an easement over our land but with no indication if there will be an impact on farming activities. I would expect to have seen Heads of Terms before being served with a CPO order.

Also, we have worked together in the past on re-wiring programmes with no difficulties at all. This need for CPO seems excessive and unnecessary.

I hope you will consider my objections

Nicholas Cousins

[redacted]

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Nicholas Cousins
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Nicholas Cousins,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid Electricity Transmission plc (NGET) considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. NGET has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

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Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 62- Jonathan Dixon Smith
OBJ 63- Simon Dixon Smith

[redacted]

Subject: The National Grid Electricity Transmission PLC (Pelham to Rayleigh Overhead Lince Reinforcement) Compulsory Purchase Order 2026

Dear Mr McKenna,

I write in response to the above order. We act for several clients* along the route and whilst the principle of the practical works being proposed '*reconductering the existing Quad Zebra conductors to Triple Araucaria'* is accepted, the acquiring authority's approach to the acquisition of rights is of concern for the reasons set out below, with regards to a) the Statement of Reasons submitted with the CPO, b) the CPO and c) the 'voluntary arrangements'. Whilst we acknowledge that voluntary agreements are by their nature not part of the CPO, reference to their negotiation has been submitted as evidence in support of the CPO and therefore have included relevant comment below:

a) <u>Statement of Reasons – Pelham to Rayleigh CPO</u>

- Paragraph 5.1- for the reasons set out under c) below, we do not agree with the assertion that *NGET has attempted to engage constructively in meaningful discussions*.
- 7.3 – Existing Easements – the document refers to an internal process undertaken by NGET to assess whether the existing easements were 'sufficient for the purposes of the project.' It would be useful to review this assessment for individual landowners so we can assess if the rights being sought are reasonable in the context of being *powers required for the project*. If NGET already hold the rights they require to access the land, we believe that it would be unreasonable to grant acquisitive powers for further rights over the land.

b) <u>The CPO</u>

- **Extent of rights being sought are excessive**
  The rights set out in the definitions of 'Overhead Line Rights' and 'Construction and Operational Access Rights' [applicable to our clients] are extensive and we query whether they go beyond the powers available to NGET. As a specific example, we cite Overhead Line Rights, item q which effectively grants NGET rights to install a compound on the land with no stated limitations on the purpose of their use nor the length of time they may be in situ. The wording of the order is too broad and open to interpretation and given these rights are sought in perpetuity, the risk to the landowner and their successors in title is considerable.
- Prematurity of CPO
  Whilst we note that the submission of the CPO does not mark the end of negotiations for voluntary agreements, the

c) <u>Voluntary Agreements</u>

- **No recognition of existing terms in place with individual landowners**
  - Our clients have received generic details of what is proposed and no recognition has been given of specific rights/restrictions which may already be in place under earlier documentation relating to the physical assets.
  - We have not had clarity on the resulting legal position of any existing agreements if voluntary agreements are entered into.
- **Extent of rights being sought are excessive**
  - our clients have received plans attached to their 'offer letters' where entire titles have been included and which NGET are then seeking rights over. As an example, one client has c.35m of overhead line running across the corner of a field but NGET are seeking rights over nearly seven acres. As another example, NGET's assets run across the middle of one field but the rights they are seeking extend over a further non-contiguous land parcel extending to over fifty acres. This is inequitable and consideration should

have been given to the extent of the land to be included prior to landowners receiving these plans.

- **Level of detail provided to landowners is insufficient**
    - Our clients received offer letters with entire title areas coloured green, with no differentiation of rights being sought. The plans accompanying the CPO in theory provide more detail but the presentation of these plans makes extracting information relevant to individual landowners time-consuming as there is no ability to search for specific plots and the overview plan has no reference numbers.
    - The offer letters referred to 'specific rights' being sought but provided no details of these rights – how can anyone sign up to something without having due knowledge of what they are signing up to?
    - We subsequently received a 'summary of key terms' (not heads of terms) and we highlight the following issues:
        - They are seeking the right to erect where the apparatus is already in situ. Taken with the point on the extent of land included on the plans received, this is especially pertinent – under this, new apparatus could be erected on the land?
        - The right to construct temporary roads, to take access to adjoining land, to fly 'small uncrewed aircraft' and 'use, alter, divert and remove services & utilities' over the Landowner's property – again, given the extent of the area over which they are seeking these rights, these are excessive and unnecessarily punitive to the landowner. We have previously discussed the commercial impact on a landowner with NGET and cite the example of a solar developer; should a landowner wish to explore the development potential on the land, the extent of these rights will limit its appeal and likely scupper an alternative use.
        - The landowner is being asked to agree to *not…allow any Vegetation* (defined as plant, bush, tree or similar vegetation) *within a 30m radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the tower bases without NGET's consent*. There is a concession to permit agricultural crops up to 1m tall but the area of exclusion they are seeking extends to c.1.25 acres for each tower site. If we take the example of a maize crop, this will exceed 1m tall and could result in a loss exceeding £500 each year the crop is grown.

We have made NGET's agents, Savills, aware of our concerns and we attended a meeting on the 16th June to discuss these with various agents representing landowners, alongside representatives from NGET and their agents. Both were sympathetic to the concerns raised but not in possession of the authority to provide immediate answers. We have offered to meet with the appropriate person within NGET and await substantive follow-up from the meeting earlier this week.

We reiterate that the principle of improving NGET's assets is not contested but the methods employed to effect this are disproportionate and inappropriate and we ask that the CPO is not granted until further information is provided and the rights sought refined.

Yours sincerely, Belinda Littler

*PIL numbers can be provided on request

Belinda Littler MRICS FAAV

Please note our new address:

Office 1, The Old Granary, Ovington Hall, Ovington , Sudbury, Suffolk, CO10 8LD

[redacted]

www.landpartners.co.uk

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Jonathan Dixon Smith
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
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We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

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Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

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5 August 2026

Simon Dixon Smith
[redacted]

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Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 64- James Blackie
OBJ 65- Susan Blackie

[redacted]

Subject: The National Grid Electricity Transmission PLC (Pelham to Rayleigh Overhead Lince Reinforcement) Compulsory Purchase Order 2026

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b) **The CPO**

- **Extent of rights being sought are excessive**
  The rights set out in the definitions of 'Overhead Line Rights' and 'Construction and Operational Access Rights' [applicable to our clients] are extensive and we query whether they go beyond the powers available to NGET. As a specific example, we cite Overhead Line Rights, item q which effectively grants NGET rights to install a compound on the land with no stated limitations on the purpose of their use nor the length of time they may be in situ. The

wording of the order is too broad and open to interpretation and given these rights are sought in perpetuity, the risk to the landowner and their successors in title is considerable.

- Prematurity of CPO
  Whilst we note that the submission of the CPO does not mark the end of negotiations for voluntary agreements, the

c) <u>Voluntary Agreements</u>

- **No recognition of existing terms in place with individual landowners**
  - Our clients have received generic details of what is proposed and no recognition has been given of specific rights/restrictions which may already be in place under earlier documentation relating to the physical assets.
  - We have not had clarity on the resulting legal position of any existing agreements if voluntary agreements are entered into.
- **Extent of rights being sought are excessive**
  - our clients have received plans attached to their 'offer letters' where entire titles have been included and which NGET are then seeking rights over. As an example, one client has c.35m of overhead line running across the corner of a field but NGET are seeking rights over nearly seven acres. As another example, NGET's assets run across the middle of one field but the rights they are seeking extend over a further non-contiguous land parcel extending to over fifty acres. This is inequitable and consideration should have been given to the extent of the land to be included prior to landowners receiving these plans.
- **Level of detail provided to landowners is insufficient**
  - Our clients received offer letters with entire title areas coloured green, with no differentiation of rights being sought. The plans accompanying the CPO in theory provide more detail but the presentation of these plans makes extracting information relevant to individual landowners time-consuming as there is no ability to search for specific plots and the overview plan has no reference numbers.
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  - We subsequently received a 'summary of key terms' (not heads of terms) and we highlight the following issues:
    - They are seeking the right to erect where the apparatus is already in situ. Taken with the point on the extent of land included on the plans received, this is especially pertinent – under this, new apparatus could be erected on the land?
    - The right to construct temporary roads, to take access to adjoining land, to fly 'small uncrewed aircraft' and 'use, alter, divert and remove services & utilities' over the Landowner's property – again, given the extent of the area over which they are seeking these rights, these are excessive and unnecessarily punitive to the landowner. We have previously discussed the commercial impact on a landowner with NGET and cite the example of a solar developer; should a landowner wish to explore the development potential on the land, the extent of these rights will limit its appeal and likely scupper an alternative use.
    - The landowner is being asked to agree to *not…allow any Vegetation* (defined as plant, bush, tree or similar vegetation) *within a 30m radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the tower bases without NGET's consent*. There is a concession to permit agricultural crops up to 1m tall but the area of exclusion they are seeking extends to c.1.25 acres for each tower site. If we take the example of a maize

crop, this will exceed 1m tall and could result in a loss exceeding £500 each year the crop is grown.

We have made NGET's agents, Savills, aware of our concerns and we attended a meeting on the 16th June to discuss these with various agents representing landowners, alongside representatives from NGET and their agents. Both were sympathetic to the concerns raised but not in possession of the authority to provide immediate answers. We have offered to meet with the appropriate person within NGET and await substantive follow-up from the meeting earlier this week.

We reiterate that the principle of improving NGET's assets is not contested but the methods employed to effect this are disproportionate and inappropriate and we ask that the CPO is not granted until further information is provided and the rights sought refined.

Yours sincerely, Belinda Littler

*PIL numbers can be provided on request

Belinda Littler MRICS FAAV

Land PARTNERS

Please note our new address:

Office 1, The Old Granary, Ovington Hall, Ovington , Sudbury, Suffolk, CO10 8LD

[redacted]

www.landpartners.co.uk

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

James Blackie
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear James Blackie,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project'.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within

the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 Augugst 2026

Susan Blackie
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Susan Blackie,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

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Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

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Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within

the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 66- National Gas Transmission

National Grid House
Warwick Technology Park
Gallows Hill, Warwick
CV34 6DA
+44 (0) 1926 65 3000
nationalgas.com

National Gas Emergency Service - 0800 111 999* (24hrs) *calls will be recorded and may be monitored

Date: 18th June 2026
Your reference: Pelham to Rayleigh Overhead Line Reinforcement

Dear John McKenna,

National Gas Transmission exercises its right to place a Holding Objection to the above proposal which will cross our High-Pressure Gas Pipelines – **Feeder 27 & Feeder 5**.

National Gas Transmission (NGT) operates two high-pressure gas pipelines: Feeder 27 – Cambridge to Matching Green & Feeder 5 – Stowmarket to Braintree which passes through the land parcels associated with the above proposal.

NGT wishes to raise a holding objection to the proposed works on the basis that the installation may give rise to AC and/or DC electrical interference, which could adversely affect the safe operation and integrity of the pipeline.

The pipeline has an easement in operation. No development, construction or landscaping is permitted within the easement without formal written approval from National Gas Transmission.

There are established criteria governing acceptable levels of electrical interference on pipelines. Where baseline interference levels are already within acceptable limits, any new alterations must ensure that these are not increased beyond the thresholds defined in applicable standards.

Additionally, any utility crossings over NGT's pipeline are strictly controlled and may require formal written approval in the form of a Deed of Consent prior to any works being undertaken within the easement.

NGT requires the developer to engage at an early stage of the design process to:

- Undertake and agree pipeline integrity assessments
- Assess and mitigate electrical interference risks
- Consider pipeline security and protection measures
- Agree crossing locations (if applicable)
- Ensure suitable provision for future access
- Develop safe construction methodologies

All of the above must be mutually agreed with NGT prior to the commencement of any works on site.
The developer should contact NGT to arrange a meeting to discuss the proposal in detail and must ensure familiarity with all relevant standards governing works in proximity to high-pressure gas pipelines.

NGT reserves the right to maintain its objection until such time as sufficient information is provided and all technical and safety requirements are satisfactorily addressed.
The pipeline has a land easement in operation (easement strips may vary in width, typically between 6 and 25m depending on the diameter and pressure of the pipeline) I recommend contacting the HM Land Registry office to acquire the precise easement width. No development, construction or landscaping is permitted within the easement without formal written approval from National Gas Transmission.
There are specific criteria that must be adhered to for developing electrical infrastructure near National Gas Transmission's gas pipelines to avoid unacceptable levels of interference. It is possible that the pipelines are already experiencing acceptable levels of interference, and in such cases the level of acceptance for new constructions shall be restricted to levels that do not raise the existing levels beyond the acceptable levels defined in the standards.
Utility crossings over National Gas Transmission's gas pipelines are restricted and will require documentation detailing the construction methods and separation distances before a 'Deed of Consent' can be issued. Due to the nature of CPO projects, NGT require an Asset Protection Agreement (APA) with the promoter prior to proceeding with these discussions.
The Holding Objection will remain in place until NGT has a satisfactory APA in place with the promoter.

- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.

- To visit the Land Use Planning site, please use the link below: https://www.hse.gov.uk/landuseplanning/methodology.htm

- No buildings should encroach within the Easement strip of the pipeline

- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Gas Transmission.

- National Gas Transmission has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.

- You should be aware of the Health and Safety Executives guidance document HS(G) 47 \"Avoiding Danger from Underground Services\", and National Gas Transmission's

specification for Safe Working in the Vicinity of National Gas Transmission High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.

- To view the SSW22 Document, please use the link below: https://www.nationalgrid.com/uk/gas-transmission/document/113921/download

- A National Gas Transmission representative will be monitoring the works to comply with SSW22.

- To download a copy of the HSE Guidance HS(G)47, please use the following link: http://www.hse.gov.uk/pubns/books/hsg47.htm

- National Gas Transmission will also need to ensure that our pipelines access is maintained during and after construction.

- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Gas Transmission representative. Ground cover above our pipelines should not be reduced or increased.

- If any excavations are planned within 3 metres of National Gas Transmission High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Gas Transmission representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been has been confirmed on site under the supervision of a National Gas Transmission representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NGT supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Gas Transmission engineer.

- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.

- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Gas Transmission pipeline

without the prior permission of National Gas Transmission. National Gas Transmission will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Gas Transmission.

- Please be aware that written permission from National Gas Transmission is required before any works commence within the National Gas Transmission easement strip.

- A National Gas Transmission representative shall monitor any works within close proximity to the pipeline to comply with National Gas Transmission specification T/SP/SSW22.

- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.

- A National Gas Transmission representative shall supervise any cable crossing of a pipeline.

- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques

- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines.

- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications.

I have enclosed a location map to show the location of National Gas Transmission high-pressure gas pipeline(s) within the vicinity of your proposal.

Yours sincerely
Asset Protection

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

7 August 2026

Asset Protection
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Sirs,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18th June 2026 and subsequent Teams call on 16 July. We have noted your objection and the restrictions on your operational land and would like to work with you to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

Following our call National Grid have approached LSTC to produce an Induction Voltage Report as requested by National Gas and discussions are ongoing between our respective solicitors with regards an Asset Protection Agreement (APA)

It is our hope that the above and the actions that came out of the meeting, addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 67- Anthony Flower

OFFICIAL

[redacted]

Subject: Pelham to Rayleigh CPO Objection - Antony Flower

Dear Mr McKenna

Further to the submission of the Compulsory Purchase Order (CPO) application to The Secretary of State for Energy Security and Net Zero in relation to the National Grid, Pelham to Rayleigh scheme, I am submitting an objection on behalf of my client Anthony Flower, [redacted]

The CPO contains revised land rights which National Grid seek to acquire from landowners. My client has existing agreements with National Grid and objects to the variation of the terms within these agreements through CPO.

I request National Grid's confirmation that:

1. All existing rights benefiting my client will be reflected in a new agreement.
2. Any variation to the terms will be considered on a case-by-case basis.

To date, we have received minimal engagement from Savills and National Grid who are still yet to provide a fully comprehensive set of terms making it incredibly difficult for my client to determine exactly where they stand in relation to this scheme moving forward.

Yours sincerely,

Benjie Fairbanks Weston on behalf of Antony Flower

Best wishes

Benjie

Benjie Fairbanks Weston MRICS FAAV

IOSH Managing Safely qualified

Senior Associate Director | Land Management Department

Strutt & Parker, Saxon House, 27 Duke Street, Chelmsford, CM1 1HT

Mobile: [redacted]

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For further details of Strutt & Parker please visit our web site

http://www.struttandparker.com.

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Anthony Flower
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Anthony Flower,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026 and subsequent meeting on 5 August. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,

London,
SW1A 2AW

We have taken away several points for further discussion with the wider team and will come back to you in due course, as agreed during the meeting. If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 68- Sandon Brook Solar Farm

FAO Mr John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Energy Development
Department for Energy Security & Net Zero
3-8 Whitehall Place
London
SW1A 2EG

SENT VIA EMAIL: John.McKenna@energysecurity.gov.uk

18 June 2026

The National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026
Objection by Links Solar Farm Limited, Sandon Brook Solar Farm Limited and Low Carbon Solar Park 6 Limited

Dear Sir

I write on behalf of—

- Links Solar Farm Limited (Co. No. 13096914) which operates Braintree Solar Farm ("**Braintree**")
- Sandon Brook Solar Farm Limited (Co. No. 13092062) which operates Sandon Brook Solar Farm ("**Sandon Brook**")
- Low Carbon Solar Park 6 Limited (Co. No. 13094397) which is to operate the proposed Pelham Spring Solar Farm ("**Pelham Spring**")

each a subsidiary of Low Carbon Limited and all with the registered address Stirling Square, 5-7 Carlton Gardens, London, United Kingdom, SW1Y 5AD (together, "we"/"us"), to object to the confirmation of the above-named Order ("**the CPO**"). All three facilities/sites are adversely affected by the proposals.

We understand that the CPO, if confirmed, would authorise the compulsory acquisition of rights under s.10 of, and para. 1 of Schedule 3 to, the Electricity Act 1989 for purposes of National Grid Electricity Transmission PLC's ("**NGET**") electricity undertaking and that, pursuant to those rights, NGET proposes to carry out upgrade works to the Pelham to Rayleigh Overhead Line. We understand that no new pylons will be constructed as part of those works with the work involving the replacement of wire conductors, insulators and fittings to improve the line's capacity. However, temporary access tracks will be laid, and scaffolding erected, to facilitate the works, with some road closures anticipated.

We set out below how we believe we would be affected.

Braintree and Sandon Brook Solar Farms

Braintree is a 34.99 MW capacity PV solar farm at Links Road, Cressing, Braintree, Essex, covering approximately 50.98 ha. It was authorised by planning permission and energised on 31 July 2025. Links Solar Farm, which operates Braintree, is listed as having interests as tenant/lessee/occupier in the following CPO plots:

- 93/1, 94/4 and 94/5 (over which the CPO authorises acquisition of Overhead Line Rights)
- 94/2 (over which the CPO authorises acquisition of construction and operational access rights)

These plots are in the vicinity of pylons/towers 4YLA050 and 4YLA051. Part of the operational solar farm is located directly beneath the overhead line which runs between these two pylons/towers.

Sandon Brook is a 55.40 MW capacity PV solar farm at Sandon Brook Solar Farm, Canon Barns Road, Chelmsford, Essex, covering approximately 70.99 ha. It was authorised by planning permission and energised 11 March 2026. Sandon Brook Limited, which operates Sandon Brook, is listed as having interests as tenant/lessee/occupier in the following CPO plots:

- 138/11, 138/12, 139/2, 139/4, 140/2 (over which the CPO authorises acquisition of Overhead Line Rights)
- 139/5 (over which the CPO authorises acquisition of construction and operational access rights)

Sandon Brook Limited is additionally listed as having an option interest in the following plots:

- 137/5, 138/5, 138/7, 138/10, 138/11, 138/12, 139/1, 139/2, 139/4, 140/2 (over which the CPO authorises acquisition of Overhead Line Rights)
- 137/3, 137/6, 138/1, 123/2[1], 138/4, 138/8, 139/5 (over which the CPO authorises acquisition of construction and operational access rights)

These plots are connected to the works between pylons 4VB027 to 4VB030.

In the case of both solar farms, the new rights sought over land may interfere or conflict with our rights, detrimentally impacting the facility and having an adverse impact on the operation of the solar farm. It is not clear from the CPO itself how the works will be carried out, how access will be obtained or what land (in particular) would be occupied for works purposes, but the CPO itself would authorise occupation and works over *all* land coloured blue on the CPO plans. We are therefore concerned that the works proposed would require the removal of PV units, whether temporarily or permanently, causing a reduction in the generation capacity of the facility and thereby causing us detrimental impact. This is particularly the case for Braintree, where the "blue land" in the CPO covers the area currently used for PV units.

In the case of both sites, temporary construction impacts associated with the upgrade works could adversely affect our access to or across our facility (as required for operation or maintenance purposes), i.e. due to occupation of the land in which we have an interest, or adjacent land. The conduct of the upgrade works also has the potential to cause damage to the PV units or the facility more generally, including to the ground surface through construction traffic, use of heavy stringing equipment, material storage, erection of scaffolding, site facilities, etc. There are safety and security issues associated with third parties taken access through the fenced-off area of a solar farm, and so any access through our sites would need to be on an accompanied basis, or alternative routes sought for the access required.

Even if no panels need to be removed, or are damaged, the erection of scaffolding for the purposes of the works may cause shading which would reduce their efficacy, resulting in a potential loss of generating capacity.

Each solar farm also connects to the wider distribution network. These connections are clearly essential to their operation. They may be detrimentally impacted by the CPO of new rights or construction operations over the "blue land" identified in the CPO. A further concern affecting Braintree and Sandon Brook as operational sites, is whether any curtailments are proposed at substations used by Braintree or Sandon Brook to accommodate the upgrade works. If the proposed

re-stringing affects the primary export route for these solar farms, we would almost certainly be curtailed to zero export. If we do not share the primary export route, these activities would likely affect local network conditions and curtailments, full or partial, may apply.

Disruption to the solar farms' grid connections could result in business losses due to the disruption of renewable electricity export. Any variation or impact to the existing connection must be indemnified appropriately. Solar infrastructure is now designated as critical national priority infrastructure under the UK Government's Energy National Policy, as of January 2024. As an exporter of renewable electricity and a contributor to the UK's Net Zero targets, we respectfully request that NGET engage with us, given the potential impact on our existing apparatus.

Pelham Spring

Pelham Spring is a proposed 49.9 MW capacity PV solar farm, located on land due east of Pelham Substation. The land is secured by option and an application for planning permission had been made, with determination of the planning appeal expected by early 2027. The solar farm would export power to Pelham Sub Station.

Low Carbon Solar Park 6 Ltd, which is developing Pelham Spring, is listed as having interests pursuant to an option in the following CPO plots:

- 1/9, 2/3, 3/1, 3/3, 4/4, 5/1 (over which the CPO authorises acquisition of Overhead Line Rights)
- 1/8, 2/2, 2/2a, 3/4, 4/2, 4/3 (over which the CPO authorises acquisition of construction and operational access rights)

The new rights sought under the CPO, or the conduct of works pursuant to those rights, may conflict with the development of Pelham Spring, detrimentally impacting the development of the facility or having an adverse impact on its proposed operation. We set out the potential impacts below, acknowledging some uncertainty around the nature, methodology and intended scheduling of NGET's proposed upgrade works and the likely implementation timetable for the solar scheme.

Plot No.	Issue Description	Grounds for Issue
1/8	Access along potential Solar Access	Potential shared access - Access will need to be on an agreed or alternative route should be sought for the needed rights.
1/9	Access through potential fenced-off area. Solar Panels will require to be removed from the scheme.	Safety and security issues with access through fenced-off area of solar farm. Any access would need to be on an accompanied basis, or alternative route should be sought for the needed rights. There is a direct conflict between proposed access route and solar farm infrastructure, potentially necessitating the removal of solar and subsequent reduction in installed capacity. This reduction would result in reduced operational yield and asset value.
2/2	Proposed access route crosses proposed Solar Farm grid connection cable to Pelham substation and may (subject to its precise location) result in loss of generation capacity.	The proposed access route passes directly over the proposed solar farm grid connection cable route and within the proposed fenced-off area of solar farm, raising safety and security issues. Any access would need to be on an accompanied basis, or an alternative route sought. Depending on precise location, the access route may also impinge on land proposed for solar infrastructure, requiring its removal from the development and impacting on installed capacity.
2/2a	Access through potential fenced off area	Without measurable georeferenced plans for review - there is potential that this access will impact on our development. This potential impact could include having to remove infrastructure from our development and impact on installed capacity.

		There are Safety and Security issues with access through fenced off area of solar farm. Access will need to be on an accompanied basis, or alternative route should be sought for the needed rights.
2/3	Access through potential fenced off area. Solar Panels will require to be removed from the scheme.	There are Safety and Security issues with access through fenced off area of solar farm. Access will need to be on an accompanied basis, or alternative route should be sought for the needed rights. There is a direct conflict between proposed route and solar farm infrastructure - which would necessitate the removal of solar and subsequent reduction in installed capacity. This reduction would result in reduced operational yield and asset value.
3/1	Access through potential fenced off area. Solar Panels will require to be removed from the scheme.	There are Safety and Security issues with access through fenced off area of solar farm. Access will need to be on an accompanied basis, or alternative route should be sought for the needed rights. There is a direct conflict between proposed route and solar farm infrastructure - which would necessitate the removal of solar and subsequent reduction in installed capacity. This reduction would result in reduced operational yield and asset value.
3/3	Access through potential fenced off area. Solar Panels will require to be removed from the scheme.	There are Safety and Security issues with access through fenced off area of solar farm. Access will need to be on an accompanied basis, or alternative route should be sought for the needed rights. There is a direct conflict between proposed route and solar farm infrastructure - which would necessitate the removal of solar and subsequent reduction in installed capacity. This reduction would result in reduced operational yield and asset value.
3/4	Access along Solar Access	Shared access - Access will need to be on an agreed or alternative route should be sought for the needed rights.
4/2	Access along Solar Access	Shared access - Access will need to be on an agreed or alternative route should be sought for the needed rights.
4/3	Access through potential fenced off area. Access along potential Solar Access	There are Safety and Security issues with access through fenced off area of solar farm. Access will need to be on an accompanied basis, or alternative route should be sought for the needed rights. Potential shared access - Access will need to be on an agreed or alternative route should be sought for the needed rights.
4/4	Access through potential fenced off area. Solar Panels will require to be removed from the scheme.	There are Safety and Security issues with access through fenced off area of solar farm. Access will need to be on an accompanied basis, or alternative route should be sought for the needed rights. There is a direct conflict between proposed route and solar farm infrastructure - which would necessitate the removal of solar and subsequent reduction in installed capacity. This reduction would result in reduced operational yield and asset value.

In total, we estimate that the above impacts may lead to the loss of more than 15 acres of land from the scheme:

- **In Plots 1/9, 2/2a, 2/3 and 3/1:** Over 12 acres would need to be removed from the solar scheme.
- **In Plots 3/3 and 4/4:** Approximately 3.4 acres.

Accordingly, we seek engagement with NGET to reach agreement on—

- the precise nature of the overhead line upgrade works and related works proposed in the vicinity of Braintree, Sandon Brook and Pelham Spring solar farms;
- the acquisition of permanent rights, to seek to minimise the impact of those rights on the solar farms' operations;
- the conduct of the works, including temporary land and haul routes/construction access, to minimise the impact on the solar farms' operations during the upgrade works; and
- any additional protections necessary to benefit the solar farms as necessary to protect our undertaking, including in respect of the grid connections and any proposed curtailments.

We reserve our right to make further comments and to respond to any further information that may become available.

Yours sincerely

Steven Hughes

Director

(for and on behalf of Links Solar Farm Ltd and Sandon Brook Solar Farm Ltd)

Mike Rutgers

Director

(for and on behalf of Low Carbon Solar Park 6 Ltd)

NGET plc (Pelham to Rayleigh Overhead Line Reinforcement) CPO 2026 - Objection Low Carbon

Final Audit Report 2026-06-18

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By:	Amos Carrington [redacted]
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1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Low Carbon Limited
Stirling Square
Carlton Gardens
London
SW1Y 5AD

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Sirs,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18th June 2026. We have noted your objection and would like to work with you to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn

National Grid acknowledges your concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss.

The Order seeks only those rights considered necessary to facilitate the construction, operation, inspection, maintenance, repair and renewal of the existing transmission infrastructure. As such the Landowner, planner or developer should consider the existing asset in their design to mitigate future losses or the National Grid's ability to maintain the asset.

In the event you deem the scheme to have an impact or loss of future development, you may submit an evidence based claim to National Grid. Claims are to be assessed on a proven loss basis in line with the compensation code and will be assessed at an appropriate valuation date.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

National Grid remains committed to working with affected landowners to consider site-specific concerns, minimise impacts where reasonably practicable and agree appropriate access arrangements and mitigation where possible.

It is our hope that the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing

John.McKenna@energysecurity.gov.uk or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OFFICIAL

OBJ 69- Twinstead Hall Farms Limited

[redacted]

Subject: Pelham to Rayleigh CPO Objection - Twinstead Hall Farms

Dear Mr McKenna

Further to the submission of the Compulsory Purchase Order (CPO) application to The Secretary of State for Energy Security and Net Zero in relation to the National Grid, Pelham to Rayleigh scheme, I am submitting an objection on behalf of my client Twinstead Hall Farms, The Old Rectory, Church Road, Twinstead, Sudbury, CO10 7NA

The CPO contains revised land rights which National Grid seek to acquire from landowners. My client has existing agreements with National Grid and objects to the variation of the terms within these agreements through CPO.

I request National Grid's confirmation that:

1. All existing rights benefiting my client will be reflected in a new agreement.
2. Any variation to the terms will be considered on a case-by-case basis.

To date, we have received minimal engagement from Savills and National Grid who are still yet to provide a fully comprehensive set of terms making it incredibly difficult for my client to determine exactly where they stand in relation to this scheme moving forward.

Yours sincerely,

Benjie Fairbanks Weston on behalf of Twinstead Hall Farms

Best wishes

Benjie

Benjie Fairbanks Weston MRICS FAAV

IOSH Managing Safely qualified

Senior Associate Director | Land Management Department

Strutt & Parker, Saxon House, 27 Duke Street, Chelmsford, CM1 1HT

Mobile: [redacted]

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http://www.struttandparker.com.

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www.nationalgrid.com

5 August 2026

Twinstead Hall Farms Limited
The Old Rectory
Church Road
Twinstead
Sudbury
CO10 7NA

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Twinstead Hall Farms Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 70- The Chelmsford Diocesan Board of Finance

[redacted]

Subject: Pelham to Rayleigh CPO objection - Chelmsford diocese board of finance

Dear Mr McKenna

Further to the submission of the Compulsory Purchase Order (CPO) application to The Secretary of State for Energy Security and Net Zero in relation to the National Grid, Pelham to Rayleigh scheme, I am submitting an objection on behalf of my client Chelmsford Diocese Board of Finance of 53 New Street, Chelmsford, CM1 1AT

The CPO contains revised land rights which National Grid seek to acquire from landowners. My client has existing agreements with National Grid and objects to the variation of the terms within these agreements through CPO.

I request National Grid's confirmation that:

1. All existing rights benefiting my client will be reflected in a new agreement.

2. Any variation to the terms will be considered on a case-by-case basis.

To date, we have received minimal engagement from Savills and National Grid who are still yet to provide a fully comprehensive set of terms making it incredibly difficult for my client to determine exactly where they stand in relation to this scheme moving forward.

Yours sincerely,

Benjie Fairbanks Weston on behalf of Chelmsford Diocese Board of Finance

Best wishes

Benjie

Benjie Fairbanks Weston MRICS FAAV

IOSH Managing Safely qualified

Senior Associate Director | Land Management Department

Strutt & Parker, Saxon House, 27 Duke Street, Chelmsford, CM1 1HT

Mobile: [redacted]

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For further details of Strutt & Parker please visit our web site

http://www.struttandparker.com.

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5 August 2026

The Chelmsford Diocesan Board of Finance
53 New Street
Chelmsford
CM1 1AT

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear The Chelmsford Diocesan Board of Finance,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above address the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 71- Brett Group Properties Limited

18 June 2026

David Jones
[redacted]

Lawrence House
5 St Andrews Hill
Norwich NR2 1AD
T: [redacted]
savills.com

John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Department for Energy Security & Net Zero
3–8 Whitehall Place
London
SW1A 2EG

For the attention of Mr John McKenna

Email: John.Mckenna@energysecurity.gov.uk

Re: Objection to The National Grid Electricity Transmission plc (NGET) (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026
Affected Land Plots: 131/ 1, 131/ 2, 131/ 4, 131/ 5, 131/ 7, 131/ 9, 132/ 1, 132/ 3, 132/ 6, 132/ 9, 132/ 10, 132/ 11
Landowner: Brett Group Properties Limited

Dear Sir,

I write to formally object to the above Compulsory Purchase Order (CPO) made on 21 May 2026 by National Grid Electricity Transmission plc.

This representation is submitted on behalf of the above-named landowner in objection to the proposed Compulsory Purchase Order ("the Order") promoted by National Grid Electricity Transmission plc ("NGET") on the above affected land plots. The objection relates specifically to National Grid's intention to extinguish existing Deeds of Grant affecting the land and replace them with new rights in connection with the upgrade and reinforcement of the above scheme.

Whilst the landowner does not object in principle to necessary reinforcement of the transmission network, they strongly object to the proposed extinguishment and replacement of existing private rights, which is unnecessary, disproportionate, and inadequately justified.

This objection is made on the following grounds:

(a) Failure to Demonstrate Necessity (CPO Guidance)

The acquiring authority, NGET is required to demonstrate a compelling case in the public interest and that the powers sought are necessary, proportionate, and represent the least intrusive option.

NGET has failed to demonstrate that the proposed reconductoring works fall outside the scope of the existing easement rights.

The current Deed of Grant expressly permits the renewal and maintenance of the line and access and operational activities.

Accordingly, it is not evident why the proposed upgrading works cannot be carried out within the existing rights.

The Order therefore fails the test of necessity.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

(b) Duplication of Existing Rights

The Order seeks to acquire the following rights:

- Overhead line rights
- Construction compound rights
- Construction and operational access rights

However, the Landowner notes that many of these rights already exist under the 1972 deed; the CPO risks duplicating or superseding existing private law rights without justification.

It is established in CPO practice that powers of compulsory acquisition should not be exercised where adequate rights already exist.

(c) Material Expansion of Rights Beyond Existing Agreements

The proposed new rights sought by NGET go significantly beyond those contained in the existing Deed of Grant, including:

- Wider and more flexible access rights, including introducing third-party access rights exercisable with minimal notice;
- Enhanced 'Full lifecycle rights' to upgrade, replace and install new or additional apparatus, additional equipment types, including future technologies not currently specified;
- Express inclusion of fibre optic cables and ancillary equipment;
- Broader working areas and operational corridors;
- More onerous and extensive land use restrictions on use and development of the land.

Additional new rights to:

  - Fly Drones and collect data;
  - Enter land to recover drones;
  - Install, divert and remove utilities / services.

These provisions represent a substantial enlargement of NGET's rights and open ended associated works, which moves beyond pure electricity transmission, rather than a mere administrative update.

The Landowner objects to the use of compulsory powers to secure what is effectively a new and more onerous easement package under the guise of an infrastructure upgrade.

(d) Excessive and Disproportionate Scope

The Order seeks rights across a corridor approximately 70 metres in width, plus additional temporary and permanent rights.

This materially exceeds the spatial and operational parameters reflected in the existing easement.

The Landowner considers that the extent of rights sought is greater than reasonably required and therefore the Order fails the principle of proportionality.

COPY

(e) Failure to Engage Properly on Alternatives

NGET's standard approach in transmission projects is often to seek standardised modern easements across schemes.

We note however that:

- The Landowner has not been presented with a genuine option to retain and vary the existing agreement
- Insufficient evidence has been provided to show that engineering or operational requirements necessitate wholesale replacement of rights
- The approach appears driven by NGET's standardisation rather than scheme necessity

This is inconsistent with the requirement to pursue reasonable alternatives to compulsory acquisition.

(f) Adverse Impact on Development Land

The existing Deed of Grant explicitly protects development value via compensation linked to planning permission

Any changes to this may:

- Wider sterilisation of land beneath and adjacent to pylons
- Limit compensation
- Reduce recovery of "hope value" or scheme-related impacts

The proposed rights represent a substantial tightening and expansion from the existing Landowner restrictions.

- Additional restrictions on buildings and land use
- Expand exclusion zones
- Increase operational intrusion

These impacts go significantly beyond the historic burden under the 1972 easement

Although the current deed contains a mechanism addressing development compensation, the new rights materially increase the planning and viability constraints.

NGET has not assessed or addressed the impact on this development potential nor justified why such increased constraints are necessary. This directly undermines the requirement to avoid causing unnecessary prejudice to landowners, particularly where development value is affected

(g) Inadequate Consideration of Compensation Principles

The Landowner is concerned that NGET is seeking to rely on CPO powers to override proper commercial negotiation, particularly in relation to:

- The loss of a favourable existing legal position under the current Deed of Grant
- The grant of additional and future-proofed rights without appropriate valuation

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- Failure to reflect:
    - Disturbance and business loss;
    - Tax consequences (including CGT implications of surrender);
    - The enhanced burden of permanent rights.

The Landowner emphasises that compensation under the Land Compensation Act 1961 (as amended) must reflect the principle of equivalence, which has not been adequately addressed in NGET's proposals.

(h) Failure to Demonstrate a Compelling Case in the Public Interest

The acquiring authority must demonstrate a compelling case.

However:

- The scheme relates to reconductoring an existing line, not a wholly new route
- The existing easement already enables continuation and upgrading
- The need for additional compulsory powers has not been adequately justified

The statutory test is therefore not met.

(i) Prematurity and Failure to Exhaust Negotiations

NGET has stated that its preference is to secure rights through voluntary agreement, and that negotiations with affected Landowners are ongoing.

The Landowner considers that reasonable steps to acquire rights by agreement have not been exhausted; the use of compulsory powers is therefore premature.

(j) Deferral to Legal Stage

NGET has stated its preference is to secure rights through voluntary agreement, and that negotiations with affected Landowners are ongoing. However we have been informed by the agent that solicitors will discuss the detailed draft easement, this approach forces negotiations prematurely into a legal drafting stage which removes the opportunity for meaningful commercial negotiation at surveyor level.

This process places the Landowner at a clear disadvantage as this falls short of the requirement to make reasonable efforts to acquire rights by agreement. The Landowner considers that reasonable steps to acquire rights by agreement have not been exhausted; the use of compulsory powers is therefore premature.

(k) Human Rights (A1P1) and Proportionality

The Order engages Article 1 of the First Protocol (A1P1) to the European Convention on Human Rights.

The Landowner submits that:

- The proposed interference with property rights is not proportionate

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- Less intrusive means (use of existing rights or negotiated agreements) are available

Conclusion

For the reasons set out above, NGET has failed to demonstrate a compelling case in the public interest for the extinguishment of existing rights. Whilst NGET has a preference for voluntary agreements, the making of the Compulsory Purchase Order in advance of securing such agreements demonstrates that the process is effectively CPO-led and places affected Landowners under pressure to agree.

In these circumstances, NGET has failed to demonstrate that the extent of rights sought is necessary, proportionate, or represents the minimum interference required. The Order would leave the Landowner in a materially worse position, increasing sterilisation and operational interference, removing development value protection mechanisms which are contrary to the principle of equivalence, and does not establish a compelling case in the public interest.

Accordingly, the Order should not be confirmed.

The Landowner reserves the right to submit further evidence.

Yours sincerely

David Jones BSc MRICS
Associate Director

COPY

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Brett Group Properties Limited
Robert Brett House
Ashford Road
Chartham
Canterbury
CT4 7PP

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Brett Group Properties Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The Order seeks only those rights considered necessary to facilitate the construction, operation, inspection, maintenance, repair and renewal of the existing transmission infrastructure.

As the existing overhead line and associated infrastructure are already present, it is expected that any future development proposals affecting the land would take account of the transmission asset and the rights required for its ongoing operation and maintenance.

Should the Objector consider that the acquisition or exercise of the rights sought may result in a loss of development value or adversely affect future development potential, they may submit an evidence-based claim for compensation. Any such claim would be assessed in accordance with the Compensation Code, having regard to the relevant statutory provisions, the evidence presented and the appropriate valuation date.

National Grid considers that the statutory compensation regime provides the appropriate mechanism for assessing and resolving claims relating to potential development impacts. Accordingly, National Grid does not propose the inclusion of a development clause within its land rights agreements.

We note your comments regarding the sufficiency of the rights sought and welcome the opportunity to discuss these matters further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. Happy to discuss further on site

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

NGET is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire the freehold title to any of the Order Land, is seeking only those rights necessary to deliver and maintain the Project. By utilising the existing towers and transmission line alignment, the Project avoids the need for new permanent land take, limits access requirements to defined construction periods and reduces the need for future intrusive maintenance activities.

As set out in the Statement of Reasons, NGET considered a range of alternative options before identifying the preferred solution.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project'.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

A "do nothing" scenario was not considered a realistic alternative, having regard to regional network requirements and wider national energy policy objectives Reconductoring was identified as the preferred option as it delivers the required networkbenefits in a proportionate and efficient manner while avoiding the greater land take and impacts that may be associated with alternative solutions requiring new infrastructure development.

Whilst NGET does not anticipate that the rights sought will prevent the ongoing use and management of the affected land, it recognises that there may be instances where some temporary inconvenience arises. Where this occurs, NGET will seek, so far as reasonably practicable, to minimise disruption through early engagement, advance notification of works and the implementation of appropriate safety and access arrangements.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to **meet you, either in person or via MS Teams to discuss any issues you may have.**

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 72- Places for People

18 June 2026

David Jones
E: [redacted]

Lawrence House
5 St Andrews Hill
Norwich NR2 1AD
T: [redacted]
savills.com

John McKenna
Head of Electricity Network Planning Team
Energy Infrastructure Delivery
Department for Energy Security & Net Zero
3–8 Whitehall Place
London
SW1A 2EG

For the attention of Mr John McKenna

Email: John.Mckenna@energysecurity.gov.uk

Re: Objection to The National Grid Electricity Transmission plc (NGET) (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026
Affected Land Plots: 117/5, 119/2, 119/4, 119/8, 119/9, 119/10, 119/13, 119/14, 120/1, 121/3, 121/4, 121/5, 122/1, 123/1–123/6, 125/2, 125/4
Landowner: Places for People Homes Limited

Dear Sir,

I write to formally object to the above Compulsory Purchase Order (CPO) made on 21 May 2026 by National Grid Electricity Transmission plc.

This representation is submitted on behalf of the above-named landowner in objection to the proposed Compulsory Purchase Order ("the Order") promoted by National Grid Electricity Transmission plc ("NGET") on the above affected land plots. The objection relates specifically to National Grid's intention to extinguish existing Deeds of Grant affecting the land and replace them with new rights in connection with the upgrade and reinforcement of the above scheme.

Whilst the landowner does not object in principle to necessary reinforcement of the transmission network, they strongly object to the proposed extinguishment and replacement of existing private rights, which is unnecessary, disproportionate, and inadequately justified.

This objection is made on the following grounds:

(a) Failure to Demonstrate Necessity (CPO Guidance)

The acquiring authority, NGET is required to demonstrate a compelling case in the public interest and that the powers sought are necessary, proportionate, and represent the least intrusive option.

NGET has failed to demonstrate that the proposed reconductoring works fall outside the scope of the existing easement rights.

The current Deed of Grant expressly permits the renewal and maintenance of the line and access and operational activities.

Accordingly, it is not evident why the proposed upgrading works cannot be carried out within the existing rights.

The Order therefore fails the test of necessity.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

(b) Duplication of Existing Rights

The Order seeks to acquire the following rights:

- Overhead line rights;
- Construction compound rights;
- Construction and operational access rights.

However, the Landowner notes that many of these rights already exist under the 1972 deed. The CPO therefore risks duplicating or superseding existing private law rights without proper justification

It is established in CPO practice that powers of compulsory acquisition should not be exercised where adequate rights already exist.

(c) Material Expansion of Rights Beyond Existing Agreements

The proposed new rights sought by NGET go significantly beyond those contained in the existing Deed of Grant, including:

- Wider and more flexible access rights, including introducing third-party access rights exercisable with minimal notice;
- Enhanced rights to upgrade, replace and includes all apparatus and works associated with NGET's undertaking, including future technologies not currently specified;
- Express inclusion of fibre optic cables and ancillary equipment;
- Broader working areas and operational corridors;
- More onerous and extensive land use restrictions on use and development of the land.

Additional new rights to:

  - Fly Drones and collect data;
  - Enter land to recover drones;
  - Install, divert and remove utilities / services.

These provisions represent a substantial enlargement of NGET's rights and open ended associated works, which moves beyond pure electricity transmission, rather than a mere administrative update.

The Landowner objects to the use of compulsory powers to secure what is effectively a new and more onerous easement package under the guise of an infrastructure upgrade.

(d) Excessive and Disproportionate Scope

The Order seeks rights across a corridor approximately 70 metres in width, plus additional temporary and permanent rights.

This materially exceeds the spatial and operational parameters reflected in the existing easement.

The Landowner considers that the extent of rights sought is greater than reasonably required and therefore the Order fails the principle of proportionality.

COPY

(e) Failure to Engage Properly on Alternatives

NGET's standard approach in transmission projects is often to seek standardised modern easements across schemes.

We note however that:

- The Landowner has not been presented with a genuine option to retain and vary the existing agreement;
- Insufficient evidence has been provided to show that engineering or operational requirements necessitate wholesale replacement of rights;
- The approach appears driven by NGET's standardisation rather than scheme necessity.

This is inconsistent with the requirement to pursue reasonable alternatives to compulsory acquisition.

(f) Adverse Impact on Development Land

The existing Deed of Grant explicitly protects development value via compensation linked to planning permission

Any changes to this may:

- Wider sterilisation of land beneath and adjacent to pylons
- Limit compensation
- Reduce recovery of "hope value" or scheme-related impacts

The proposed rights represent a substantial tightening and expansion from the existing Landowner restrictions, including;

- Additional restrictions on buildings and land use
- Expand exclusion zones
- Increase operational intrusion

These impacts go significantly beyond the historic burden under the 1972 easement.

Although the current deed contains a mechanism addressing development compensation, the proposed replacement removes this protection, placing the Landowner in a materially worse position.

NGET has not assessed or addressed the impact on this development potential nor justified why such increased constraints are necessary. This directly undermines the requirement to avoid causing unnecessary prejudice to landowners, particularly where development value is affected.

(g) Inadequate Consideration of Compensation Principles

The Landowner is concerned that NGET is seeking to rely on CPO powers to override proper commercial negotiation, particularly in relation to:

- The loss of a favourable existing legal position under the current Deed of Grant;
- The grant of additional and future-proofed rights without appropriate valuation;
- Failure to reflect:

COPY

- Disturbance and business loss;
- Tax consequences (including CGT implications of surrender);
- The enhanced burden of permanent rights.

The Landowner emphasises that compensation under the Land Compensation Act 1961 (as amended) must reflect the principle of equivalence, which has not been adequately addressed in NGET's proposals.

(h) Failure to Demonstrate a Compelling Case in the Public Interest

The acquiring authority must demonstrate a compelling case.

However:

- The scheme relates to reconductoring an existing line, not a wholly new route;
- The existing easement already enables continuation and upgrading;
- The need for additional compulsory powers has not been adequately justified.

The statutory test is therefore not met.

(i) Prematurity and Failure to Exhaust Negotiations

NGET has stated that its preference is to secure rights through voluntary agreement, and that negotiations with affected Landowners are ongoing.

The Landowner considers that reasonable steps to acquire rights by agreement have not been exhausted; the use of compulsory powers is therefore premature.

(j) Deferral to Legal Stage

NGET has stated its preference is to secure rights through voluntary agreement, and that negotiations with affected Landowners are ongoing. However we have been informed by the agent that solicitors will discuss the detailed draft easement, this approach forces negotiations prematurely into a legal drafting stage which removes the opportunity for meaningful commercial negotiation at surveyor level.

This process places the Landowner at a clear disadvantage as this falls short of the requirement to make reasonable efforts to acquire rights by agreement. The Landowner considers that reasonable steps to acquire rights by agreement have not been exhausted; the use of compulsory powers is therefore premature.

(k) Human Rights (A1P1) and Proportionality

The Order engages Article 1 of the First Protocol (A1P1) to the European Convention on Human Rights.

The Landowner submits that:

- The proposed interference with property rights is not proportionate;
- Less intrusive means (use of existing rights or negotiated agreements) are available.

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Conclusion

For the reasons set out above, NGET has failed to demonstrate a compelling case in the public interest for the extinguishment of existing rights. Whilst NGET has a preference for voluntary agreements, the making of the Compulsory Purchase Order in advance of securing such agreements demonstrates that the process is effectively CPO-led and places affected Landowners under pressure to agree.

In these circumstances, NGET has failed to demonstrate that the extent of rights sought is necessary, proportionate, or represents the minimum interference required. The Order would leave the Landowner in a materially worse position, contrary to the principle of equivalence, and does not establish a compelling case in the public interest.

Accordingly, the Order should not be confirmed.

The Landowner reserves the right to submit further evidence.

Yours sincerely

David Jones BSc MRICS
Associate Director

COPY

1-3 Strand
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www.nationalgrid.com

5 August 2026

Places for People
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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
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Bury St Edmunds
Suffolk
IP32 7AR

Dear Places for People,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

National Grid Electricity Transmission plc ("NGET") does not agree that it has failed to understand the impact of the Project on affected landowners or to provide sufficient information about its effects.

Throughout the Project, National Grid has undertaken land referencing, site assessments, engineering design and engagement with affected landowners to identify the rights required and understand potential impacts on individual landholdings. This has been informed by Land Information Questionnaires, meetings, correspondence, site-specific information and ongoing refinement of the Project design.

The rights sought under the Order are limited to those considered necessary to construct, operate and maintain the Project. The Order seeks only new rights, not freehold acquisition, and the extent of the Order Land has been reviewed and refined to ensure it remains proportionate.

While some construction details may continue to be refined during detailed design, sufficient information has been provided to explain the Project, the rights required and the anticipated activities. The compulsory purchase process does not require every aspect of construction methodology to be finalised before an Order is made.

National Grid remains committed to working with affected landowners to consider site-specific concerns, minimise impacts where reasonably practicable and agree appropriate access arrangements and mitigation where possible.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. Happy to discuss further on site

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

NGET is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire

the freehold title to any of the Order Land it is seeking the acquisition of rights. The Project ensures the asset remains fit for purpose over its life with proportionate land interference. By re-using the existing towers and alignment, the upgrade avoids new land-take, keeps access requirements to short, defined construction windows, and reduces future maintenance frequence and intrusive works. As set out in the Statement of Reasons, NGET considered multiple alternative options to the Project.

A "do nothing" scenario was not a realistic alternative, having regard to the needs of the region and the broader national policy objectives that the project seeks to address. Reconductoring was therefore identified as the preferred option, as it would deliver the required network benefits in a manner that is both effective and proportionate, whilst avoiding the greater land take and impacts that may be associated with alternatives requiring development consent.

It is recognised that certain rights sought under the Order may not be incompatible with the use or management of the relevant plots. To the extent that any incompatibility does arise, however, NGET will seek, so far as reasonably practicable, to manage any resulting conflicts in an appropriate manner. This may include, for example, the provision of advance notice of works and the implementation of suitable safety protocols.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

National Grid acknowledges your concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will

be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

As explained in the Statement of Reasons the rationale for the project stems from the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. NGET has identified an immediate need to enable a 6,377MW boundary uplift in the East Anglia region. Crucially, the Bramford to Twinstead (BTNO) reinforcement project's full advantages cannot be realised without the Project, this therefore also governs the programme for this Project with delivery of the full Project and construction to be completed by the end of 2028. BTNO will provide 3,650MW, and the Project enables a further 1,426MW. After the upgrades have been completed following delivery of both BTNO and the Project, the transmission capacity in the region will significantly increase, improving network resilience and enabling continued connection of renewable generation assets. In addition to the above, there is strong policy support for the Project with particular focus on the transformation of the national energy system and achieving net-zero carbon targets.

It is National Grid's belief that the Project will use methods of working that will minimise any impact on owners and occupiers of the relevant plots affected. NGET has sought and continues to seek to acquire the rights in land which are required to deliver the Project through private negotiation, and this is running in parallel with the CPO process. Compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition. Each right described in the Order is required either for the purposes of the Project or is incidental to the Project. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the Convention. A compulsory purchase order should only be made where there is a “compelling case in the public interest”. NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in the Statement of Reasons. If the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 73- Jessica Harper

OFFICIAL

[redacted]

Subject: Objection to the Pelham to Rayleigh Overhead Line Reinforcement Compulsory Purchase Order

Dear Mr McKenna,

I write to formally object to the proposed Compulsory Purchase Order associated with the Pelham to Rayleigh Overhead Line Reinforcement Scheme, insofar as it affects my property and interests.

My objection is made on the following grounds:

1. Lack of Meaningful Engagement
To date, National Grid and their agents have failed to engage meaningfully in negotiations or provide Heads of Terms for the proposed acquisition of rights. Despite attempts by appointed agents acting on behalf of affected landowners, there has been little substantive progress towards reaching a private agreement.

Compulsory purchase powers should only be exercised as a last resort. I do not believe National Grid has demonstrated that all reasonable attempts have been made to acquire the necessary rights by agreement.

2. Existing Apparatus and Existing Rights
The overhead line apparatus is already in situ and existing agreements are already in place. It remains unclear why additional permanent rights are required or why the current arrangements are considered inadequate. This has not been sufficiently explained or justified.

3. Lack of Clarity Regarding Rights and Restrictions

The application documents do not clearly define the extent of the rights being sought or the restrictions that may apply to the affected land in the future. Without this information, it is impossible to properly assess the impact upon the use, enjoyment and value of the property.

4. Excessive Access Rights

The extent of the proposed access routes and rights sought appears excessive and disproportionate to the works required. Greater justification should be provided to demonstrate why such extensive powers are necessary and whether less intrusive alternatives have been properly considered.

5. Compensation Cannot Be Properly Assessed

As no Heads of Terms have been provided and insufficient information has been made available regarding the rights sought and restrictions proposed, it is impossible to properly assess the extent of compensation that may be due. It is therefore unreasonable to progress compulsory acquisition before affected landowners have been provided with sufficient information to understand the implications of the proposals.

6. Failure to Demonstrate That Compulsory Acquisition Is Necessary

Compulsory purchase powers should only be used where there is a compelling case in the public interest and where all reasonable attempts to secure land rights by agreement have been exhausted. In this case, I do not believe that threshold has been met.
There remains an opportunity to reach agreement by private treaty, and the use of compulsory powers at this stage is therefore premature.

7. Impact on Future Use and Value of the Property

The application fails to adequately explain how the proposed rights may affect future use, development potential, maintenance operations and the value of the property. These are significant considerations that should be properly addressed before compulsory powers are granted.

8. Reservation of Rights

Given the current lack of information and absence of meaningful negotiations, I reserve all rights to raise further objections and make additional representations should further information become available or should the proposals change.

For the avoidance of doubt, this objection should not be interpreted as opposition to the wider electricity reinforcement scheme in principle. Rather, it reflects serious concerns regarding the

proposed acquisition of rights, the lack of engagement by National Grid and the absence of sufficient information to justify the use of compulsory purchase powers.
I respectfully request that this objection be fully considered during the determination of the draft Order and that I be notified of any further proceedings, including any public inquiry that may be held.

Yours faithfully,

Miss Harper

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Jessica Harper
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Jessica Harper,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

The proposed access routes have been developed following consideration of a range of engineering, environmental, landowner and construction factors. Where alternative access options have been identified, these have been reviewed as part of the assessment process. The access rights sought are limited to those reasonably required to facilitate the safe and efficient construction, operation and maintenance of the project. The proposed routes are considered appropriate and necessary to support the delivery of the authorised works and represent a proportionate approach to meeting the project's requirements.

National Grid has sought, and will continue to seek, to acquire rights by voluntary agreement wherever possible. National Grid's Land Rights Strategy provides a consistent and transparent approach to land rights, supporting fair treatment of affected landowners and positive long-term relationships.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has made reasonable and sustained efforts to engage with affected parties and has complied with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. While an Objector may have preferred further engagement or may disagree with the outcome of discussions, that does not demonstrate a lack of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

The Project relates to the upgrading of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The Order seeks only those rights considered necessary to facilitate the construction, operation, inspection, maintenance, repair and renewal of the existing transmission infrastructure and the extent of the Order Land has been carefully reviewed and refined throughout the development of the Project to ensure that only the minimum land and rights reasonably required have been included.

National Grid acknowledges the Objector's concerns about the potential effects of the Project on the use, enjoyment and value of their land, including severance, injurious affection, disturbance and other financial loss but does not consider that the rights sought under the Order will unnecessarily prejudice the future management or operation of the Estate.

Should the Objector have proposals for future estate development, access improvements or infrastructure that may interact with the rights sought, National Grid would welcome the opportunity to review these through continued engagement. This will assist in understanding any site-specific constraints and, where reasonably practicable, identifying opportunities to minimise impacts whilst ensuring the Project can be delivered safely and efficiently.

The Landowner, planner or developer should consider the existing asset in their design to mitigate future losses or the National Grid's ability to maintain the asset. In the event the Objector deems an impact or loss of future development, they may submit a evidence based claim to National Grid. Claims are to be assessed on a proven loss basis in line with the compensation code and will be assessed at an appropriate valuation date. (National Grid will not consider a development Clause).

National Grid therefore remains committed to continuing discussions with the Objector to agree appropriate access arrangements and minimise impacts on the future management and operation of the Estate wherever reasonably practicable.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed under the Compensation Code and relevant statutory provisions, based on the individual circumstances and evidence available.

The Compensation Code provides a mechanism for affected parties to claim qualifying losses arising directly from the compulsory acquisition or exercise of rights. This may include, where appropriate, the value of rights acquired, severance, injurious affection, disturbance, crop loss and other proven losses. Each claim will be considered on its own merits.

Claims for injurious affection, crop loss, damage, disturbance and other appropriate heads of claim will be assessed on a proven-loss basis in accordance with current legislation. Reasonable professional fees incurred in negotiating land rights may also be recoverable in line with National Grid's published policies.

Although National Grid cannot predetermine the outcome or value of any claim, it is satisfied that the

statutory compensation regime provides an appropriate mechanism for fair compensation. The possibility of compensation claims does not undermine the compelling public interest case for acquiring the rights required for the Project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 74- Bryden Farming Limited

[redacted]

To: John McKenna, Head of Electricity Network Planning Team
Department for Energy Security & Net Zero

Re: National Grid Electricity Transmission plc (Pelham to Rayleigh Overhead Line Reinforcement) Compulsory Purchase Order 2026

Plot Nos. 135/9 and 136/10

[redacted]

I am the owner of the above property and hereby object to the proposed Compulsory Purchase order

This objection is submitted without prejudice to ongoing discussions and negotiations with National Grid Electricity Transmission plc and its representatives. I reserve the right to withdraw this objection, in whole or in part, should satisfactory terms be agreed between the parties.

My objection is made on the following grounds:

1. I am not satisfied that the rights sought over my land are necessary or proportionate in the circumstances.
2. I understand that National Grid is continuing to negotiate voluntary agreements with affected landowners. I consider that further negotiations should take place before compulsory powers are granted.
3. I have concerns regarding the extent of the rights being sought and the impact those rights may have on the present and future use of my property, including agricultural operations, buildings, development potential and any future conversion opportunities.
4. I am currently reviewing the historic rights affecting the property and understand there may be issues concerning the extent of rights already granted and the extent of National Grid's existing use of the land. Until these matters have been fully investigated and resolved, I do not consider it appropriate for additional compulsory rights to be confirmed.
5. I am not satisfied that the full impact on my property and the appropriate compensation position have been addressed.

I reserve the right to provide further information and additional grounds of objection as further investigations are completed and professional advice is I respectfully request that my objection be registered and taken into account when considering whether the Order should be confirmed.

This objection is submitted without prejudice to ongoing negotiations. I reserve the right to amend, supplement or withdraw this objection at any time should further information become available or satisfactory terms be agreed.

I also reserve all rights in relation to existing easements, wayleaves, compensation claims and any issues concerning the extent of rights currently enjoyed by National Grid over my property.

Yours faithfully,

Samantha Jane Chumbley / Bryden Farming Limited

Owner of [redacted]

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1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Bryden Farming Limited
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Bryden Farming Limited,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities.

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

NGET is adopting a proportionate approach to land acquisition. Rather than seeking to acquire freehold interests in any of the Order Land, it is seeking only those rights considered necessary to construct, operate, inspect, maintain, repair and renew the existing overhead line infrastructure. The Project has been designed to minimise interference with landownership whilst ensuring the transmission asset remains safe, reliable and fit for purpose throughout its operational life.

By utilising the existing transmission line alignment and retaining the existing towers, the Project avoids the need for new permanent land take, limits access requirements to defined construction periods and reduces the frequency and extent of future intrusive maintenance works. As set out in the Statement of Reasons, NGET considered a range of alternative options before selecting the preferred solution.

A "do nothing" scenario was not considered a realistic alternative given the network requirements of the region and the wider national policy objectives that the Project supports. Reconductoring was identified as the preferred option as it delivers the required network benefits in a manner that is both effective and proportionate, whilst avoiding the greater land take, environmental impacts and consenting requirements that may arise from alternative solutions involving new infrastructure.

NGET recognises that, in some cases, the exercise of rights sought under the Order may temporarily affect the use or management of affected land. Where this occurs, NGET will seek, so far as reasonably practicable, to minimise disruption through appropriate management measures, including advance notification of works, engagement with affected landowners and occupiers, and the implementation of suitable safety and access arrangements.

The Project relates to the upgrade of an existing overhead electricity transmission line and does not involve the construction of a new overhead line or the acquisition of freehold land. The rights sought are limited to

those reasonably required to facilitate the Project and the future operation and maintenance of the existing transmission network. Accordingly, any future development proposals should take account of the presence of the existing transmission asset and the rights required for its ongoing operation and maintenance.

Should you consider that the acquisition or exercise of the rights sought may result in a loss of development value or other compensatable loss, they may submit an evidence-based claim under the Compensation Code. Any such claim would be assessed on its own merits, having regard to the relevant statutory provisions, supporting evidence and the appropriate valuation date. National Grid does not consider it necessary or appropriate to include a development clause within its land rights agreements, as any future loss can be considered through the statutory compensation framework.

We note your comments regarding the sufficiency of the rights sought and would welcome the opportunity to discuss these matters further with you.

National Grid acknowledges your concerns regarding the potential effects of the Project on the use, enjoyment and value of your land, including matters relating to severance, injurious affection, disturbance and other potential financial losses.

The acquisition of rights under the Order does not remove or prejudice any statutory entitlement to compensation. Where rights are acquired compulsorily, compensation will be assessed in accordance with the Compensation Code and other relevant statutory provisions, based on the specific circumstances of each case and the evidence available.

Claims for injurious affection, severance, disturbance, crop loss, damage and other qualifying losses may be made where they arise directly from the compulsory acquisition or the exercise of the rights acquired. Each claim will be considered on its individual merits and assessed on a proven-loss basis in accordance with the applicable legislation and compensation principles.

National Grid has sought, and will continue to seek, to acquire rights through voluntary agreement wherever possible. Its Land Rights Strategy is intended to provide a consistent and transparent framework for negotiations, ensuring the fair treatment of affected landowners whilst supporting the delivery of nationally significant infrastructure.

Whilst National Grid cannot predetermine the outcome or value of any future compensation claim, it is satisfied that the statutory compensation regime provides an appropriate mechanism for affected parties to secure fair compensation. The potential for compensation claims does not diminish the compelling public interest case for the acquisition of the rights required to deliver the Project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to **meet you, either in person or via MS Teams to discuss any issues you may have.**

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 75- Wickford Town Football Club

[redacted]

Subject: The National Grid Electricity Transmission PLC (Pelham to Rayleigh Overhead Line Reinforcement CPO 2026

Dear John McKenna

I write on behalf of the Trustees /61 & 149/5 Wickford Town Football Club in relation to plot No's 148/60, 148/61 & 149/5 which directly affect the land occupied by Wickford Town Football Club.

I can advise that as a committee for the Trust we have actively been involved with various communications over the last 2 to 4 years dealing with the agents known as Savills in regards to the planned works, how these affect the day to day running of the football club and various opportunities to assist the works whilst maintaining usage of the football pitches covering this land.

Over the years the works have been 'on' 'off' due to various reasons, none of the fault of the Football Club or Trustees. As we understand a lot has been as a result of a Peregrin Falcon nesting in one of the towers, which I understand was on our land or on an extremely close tower.

The football club operates and provides as a charity recreational facility, namely football, but also provisions of sports activities for Local Schools and residents. This usage is also expected to grow substantially as the Trustees have secured funding for a 3g facility which is currently in its final stages of construction with a planned opening at the end of July this year. This will increase foot fall and the

facility will now also run a club house and associated facilities which could be significantly affected by the proposal.

The football club operating on the grounds provides services to approx. 700 members directly connected to the club with at least a further 1400 which are related or connected to the registered members, all of which rely on the facility.

We will continue to work with Savills or any representatives of National Grid and based on this open negotiation we strongly object to a compulsory purchase order being forced upon the trustees or the Football Club.

As a final point, we are currently in the process of negotiating and agreeing a Wayleave agreement via Fisher German LLP acting on behalf of National Grid and shows our willingness to negotiate and find a sensible and workable solution for all.

I look forward to hearing from you.

Kind Regards

Ateek Rahman BSc (Hons) MPTS
GH Chartered Surveyors
1 Sopwith Crescent
Wickford
Essex
SS11 8YU

Mob: [redacted]
email: enquiries@ghsurveyors.com

The information contained in this email is confidential to the intended recipient. If you received it in error, please advise by return email, prior to deleting it and it should not be retained or its contents disclosed to anyone. GH Chartered Surveyors takes reasonable precautions to minimise the risk of software viruses, but we recommend that any attachments are virus checked before they are opened. Any email sent to us, including any attachments, may be monitored and used by us for reasons of security and for monitoring compliance with office policy. Email monitoring or blocking software may also be used. Please be aware that you have a responsibility to ensure that any email you send us is within the bounds of the law.

ATTENTION
Please note the change to our email address. Please delete any previous reference to gh.enquiries@btconnect.com and replace with enquiries@ghsurveyors.com

1-3 Strand
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5 August 2026

Wickford Town Football Club
Wickford Town FC
Bartlett Park
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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
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IP32 7AR

Dear Wickford Town Football Club,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 17 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

National Grid believes that the Project can be delivered using working methods that minimise impacts on the owners and occupiers of affected land. NGET has sought, and continues to seek, to secure the land rights required for the Project through private negotiation wherever possible, and this process is continuing in parallel with the CPO process. Compensation may be claimed by those whose interests in land are acquired, or whose occupation or use of land is affected, in respect of any loss incurred as a result of the acquisition or the exercise of the rights sought.

NGET considers that each of the rights included within the Order is necessary either for the delivery of the Project or as an ancillary requirement to facilitate its construction, operation and maintenance. In exercising compulsory purchase powers, regard must be had to the Human Rights Act 1998, including the requirement that a compulsory purchase order should only be made where there is a compelling case in the public interest.

NGET considers that such a case exists and that the acquisition of the rights sought is necessary to achieve the objectives of the Project, as set out in the Statement of Reasons. If the Order is confirmed, NGET considers that any interference with private rights would be lawful, justified and proportionate and would not conflict with Article 1 of the First Protocol or Article 8 of the European Convention on Human Rights.

We note your comments regarding the sufficiency of the rights sought and would welcome the opportunity to discuss these matters further with you. We would be pleased to explain the rationale for the rights required and address any specific concerns you may have.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 76- Andrew Fairs

[redacted]

Subject: Rayleigh to Pelham - Fairs and Faiking ltd White Colne

Dear Sir.

I am writing to object to the CPO which is being sought on our three parcels of land.

I had a visit from Savills a year ago to enquire as to whether I would enter a voluntary agreement for the Towers that cross our land to be maintained along with the wires. I agreed yes, but asked for the heads of terms before signing. To date, after numerous emails and unanswered phone calls made to their dedicated number I have yet to receive them. I consider this a failure on NGET's part to carry out any negotiations at all. The agent acting for me has had the same lack of luck in achieving any detail on the content of the proposed agreement. They were however afforded a meeting with Savills on the 16th June... this week, which is in my view too late for any meaningful and fair response to be given on our behalf.

Having read the detail of the CPO I fail to understand why you need a new easement as we already have one that has worked between you and us the landowners since its negotiation and settlement in 1967. The proportionality of the rights being requested go far beyond what has been required to date and will significantly change the value of the land as allowed for in the 1967 easement. Under the current easement we are allowed to extract minerals which exist within your new proposed Easement Area and so the value of the land will be reduced significantly more than by the £2000 you are offering.

The Easement you are seeking under the CPO has not been given a chance to be negotiated as was the option at the start of this journey. The apparatus is already in situ and is subject to a perfectly good, workable Easement. The application does not make it clear what restrictions may apply to the land and some of the access routes are excessive for their rights.

I look forward to hearing from your team in a bid to negotiate a fair, workable and sensible agreement.

Kind Regards

Andrew Fairs

Fairking Ltd | Great Tey Business Centre | Warrens Farm | Great Tey | Colchester | Essex | CO6 1JG

[redacted]

FAIRKING
LIMITED

1-3 Strand
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5 August 2026

Thomas Darwin and Lauren Catherine Hawker
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Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Mr and Mrs Fairs

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 19 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

The rights sought are limited to those reasonably necessary to facilitate the safe and efficient construction, operation and maintenance of the project. We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement, however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to:

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

OBJ 77- The Scout Association / OBJ 78- Nicholas Debnam / OBJ 79- David Nott / OBJ 80- Suzanne Nott / OBJ 81- Edmund Nott / OBJ 82- Peter Nott

[redacted]

Subject: The National Grid Electricity Transmission PLC (Pelham to Rayleigh Overhead Lince Reinforcement) Compulsory Purchase Order 2026

Dear Mr McKenna,

I write in response to the above order. We act for several clients* along the route and whilst the principle of the practical works being proposed '*reconductering the existing Quad Zebra conductors to Triple Araucaria'* is accepted, the acquiring authority's approach to the acquisition of rights is of concern for the reasons set out below, with regards to a) the Statement of Reasons submitted with the CPO, b) the CPO and c) the 'voluntary arrangements'. Whilst we acknowledge that voluntary agreements are by their nature not part of the CPO, reference to their negotiation has been submitted as evidence in support of the CPO and therefore have included relevant comment below:

a) **<u>Statement of Reasons – Pelham to Rayleigh CPO</u>**

- Paragraph 5.1- for the reasons set out under c) below, we do not agree with the assertion that *NGET has attempted to engage constructively in meaningful discussions*.
- 7.3 – Existing Easements – the document refers to an internal process undertaken by NGET to assess whether the existing easements were 'sufficient for the purposes of the

project.' It would be useful to review this assessment for individual landowners so we can assess if the rights being sought are reasonable in the context of being *powers required for the project*. If NGET already hold the rights they require to access the land, we believe that it would be unreasonable to grant acquisitive powers for further rights over the land.

b) <u>The CPO</u>

- **Extent of rights being sought are excessive**
  The rights set out in the definitions of 'Overhead Line Rights' and 'Construction and Operational Access Rights' [applicable to our clients] are extensive and we query whether they go beyond the powers available to NGET. As a specific example, we cite Overhead Line Rights, item q which effectively grants NGET rights to install a compound on the land with no stated limitations on the purpose of their use nor the length of time they may be in situ. The wording of the order is too broad and open to interpretation and given these rights are sought in perpetuity, the risk to the landowner and their successors in title is considerable.
- Prematurity of CPO
  Whilst we note that the submission of the CPO does not mark the end of negotiations for voluntary agreements, the

c) <u>Voluntary Agreements</u>

- **No recognition of existing terms in place with individual landowners**
  - Our clients have received generic details of what is proposed and no recognition has been given of specific rights/restrictions which may already be in place under earlier documentation relating to the physical assets.
  - We have not had clarity on the resulting legal position of any existing agreements if voluntary agreements are entered into.
- **Extent of rights being sought are excessive**
  - our clients have received plans attached to their 'offer letters' where entire titles have been included and which NGET are then seeking rights over. As an example, one client has c.35m of overhead line running across the corner of a field but NGET are seeking rights over nearly seven acres. As another example, NGET's assets run across the middle of one field but the rights they are seeking extend over a further non-contiguous land parcel extending to over fifty acres. This is inequitable and consideration should have been given to the extent of the land to be included prior to landowners receiving these plans.
- **Level of detail provided to landowners is insufficient**
  - Our clients received offer letters with entire title areas coloured green, with no differentiation of rights being sought. The plans accompanying the CPO in theory provide more detail but the presentation of these plans makes extracting information relevant to individual landowners time-consuming as there is no ability to search for specific plots and the overview plan has no reference numbers.
  - The offer letters referred to 'specific rights' being sought but provided no details of these rights – how can anyone sign up to something without having due knowledge of what they are signing up to?
  - We subsequently received a 'summary of key terms' (not heads of terms) and we highlight the following issues:
    - They are seeking the right to erect where the apparatus is already in situ. Taken with the point on the extent of land included on the plans received, this is especially pertinent – under this, new apparatus could be erected on the land?

- The right to construct temporary roads, to take access to adjoining land, to fly 'small uncrewed aircraft' and 'use, alter, divert and remove services & utilities' over the Landowner's property – again, given the extent of the area over which they are seeking these rights, these are excessive and unnecessarily punitive to the landowner. We have previously discussed the commercial impact on a landowner with NGET and cite the example of a solar developer; should a landowner wish to explore the development potential on the land, the extent of these rights will limit its appeal and likely scupper an alternative use.
- The landowner is being asked to agree to *not…allow any Vegetation* (defined as plant, bush, tree or similar vegetation) *within a 30m radius (or greater if required by NGET in the interests of health and safety) in all directions from the perimeter of the tower bases without NGET's consent*. There is a concession to permit agricultural crops up to 1m tall but the area of exclusion they are seeking extends to c.1.25 acres for each tower site. If we take the example of a maize crop, this will exceed 1m tall and could result in a loss exceeding £500 each year the crop is grown.

We have made NGET's agents, Savills, aware of our concerns and we attended a meeting on the 16th June to discuss these with various agents representing landowners, alongside representatives from NGET and their agents. Both were sympathetic to the concerns raised but not in possession of the authority to provide immediate answers. We have offered to meet with the appropriate person within NGET and await substantive follow-up from the meeting earlier this week.

We reiterate that the principle of improving NGET's assets is not contested but the methods employed to effect this are disproportionate and inappropriate and we ask that the CPO is not granted until further information is provided and the rights sought refined.

Yours sincerely, Belinda Littler

*PIL numbers can be provided on request

Belinda Littler MRICS FAAV

Land PARTNERS

Please note our new address:

Office 1, The Old Granary, Ovington Hall, Ovington , Sudbury, Suffolk, CO10 8LD

[redacted]

www.landpartners.co.uk

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

The Scout Association
Gilwell Park
Chingford
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E4 7QW

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear The Scout Association,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. Happy to discuss further on site

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

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www.nationalgrid.com

5 August 2026

Nicholas Debnam
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Nicholas Debnam,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

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SW1A 2AW

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

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www.nationalgrid.com

5 August 2026

David Nott
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear David Nott,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

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Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Suzanne Nott
[redacted]

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Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Dear Suzanne Nott,

National Grid Electricity Transmission plc – Pelham to Rayleigh Overhead Line Reinforcement – Compulsory Purchase Order 2026 Objection

We are writing regarding your objection to the above Compulsory Purchase Order dated 18 June 2026. We have noted your objection and would like to work with you, and your agent, to give you the comfort you need to remove your objection. Our primary objective at this stage is to arrange discussions with Objectors to the scheme, and give them clarity on the Offer of Terms, the proposed land rights and the project programme in the hope that terms can be agreed and the objection to the CPO withdrawn.

We note your response regarding the lack of engagement to date, National Grid considers that meaningful engagement has been central to the Project from an early stage. National Grid, supported by Savills began engaging with affected landowners from September 2025. Engagement has included Land Information Questionnaires, invitations to discuss the Project, meetings, correspondence, telephone discussions and voluntary rights offers issued before the making of the Order. The purpose has been to explain the Project, understand individual circumstances and seek to secure the necessary rights by agreement wherever possible.

National Grid considers that it has undertaken reasonable engagement with affected parties and has acted in accordance with Government guidance encouraging acquisition by agreement before reliance on compulsory purchase powers. Although some Objectors may have sought further engagement or may disagree with the outcome of discussions, National Grid respectfully considers that this does not, of itself, demonstrate an absence of engagement. however, National Grid understands the importance of ongoing discussions and engagement and would therefore request that if you require any further information, please reach out to us with any questions you may still have regarding the project'.

Engagement has continued following the making of the Order, including public information events at Wickford on 8 July 2026 and Braintree on 14 July 2026. National Grid remains willing to continue discussions with affected parties to address outstanding concerns and, where possible, reach agreement without reliance on compulsory acquisition.

We note your comments concerning the sufficiency of the rights sought and welcome the opportunity to discuss this further with you.

The Tower Working Areas have been identified using standard overhead line construction methodology and represent the minimum extent of land reasonably required to facilitate the safe construction of the proposed transmission infrastructure. Their extent is determined by National Grid safety requirements, including exclusion zones, access for personnel and equipment, and the safe execution of construction activities. Happy to discuss further on site

Associated oversail rights have been carefully assessed by WSP and National Grid and are limited to those areas necessary to accommodate construction activities that cannot reasonably be contained within the Tower Working Areas. The land interests sought are proportionate, justified and necessary to ensure the safe and efficient delivery of the project.

We believe the above addresses the points you have raised. If you are satisfied with these assurances, we respectfully request that you formally withdraw your objection by emailing **John.McKenna@energysecurity.gov.uk** or by writing to

Head of Electricity Network Planning Team,
Energy Infrastructure Delivery,
Energy Development,
Department for Energy Security & Net Zero,
3-8 Whitehall Place,
London,
SW1A 2AW

If this letter does not provide the assurances you need to remove the objection, we would be delighted to meet you, either in person or via MS Teams to discuss any issues you may have.

Yours sincerely,

Pelham to Rayleigh OHL Reinforcement Project Land Team

Electricity Transmission
Nationalgrid

1-3 Strand
London WC2N 5EH
www.nationalgrid.com

5 August 2026

Edmund Nott
[redacted]

E: pelhamtorayleigh@savills.com
Freephone: 0800 5677 200

Unit 9, Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

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[redacted]

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Freephone: 0800 5677 200

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