

Agenda

Welcome – Chris Whitfield

Essex County Council - Mark Woodger

TDC – Gary Guiver

Sir Bernard Jenkin

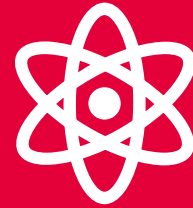
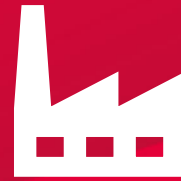
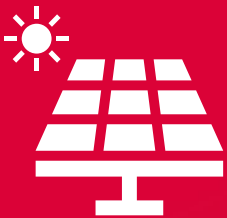
ESNP – Martin Snook

Q&A's – Panel

Closing remarks – Chris Whitfield

Ardleigh & Little Bromley Meeting – 21/11/2025

Overview of NSIPs Impacting Ardleigh & Tendring



Nov 2025

What is an NSIP?



Energy



**Energy
transmission**



Transport



Wastewater



Waste



**Business &
Commercial**



- Planning Act 2008 – established a bespoke planning regime for infrastructure of a size and scale to be of “*national significance*”.
- An application is made for Development Consent to the Planning Inspectorate, who act on behalf of the Secretary of State.
- The types of development to fall within an NSIP are, for example, new nuclear, new roads, wind farms, solar, electricity transmission projects.

What is an NSIP?

Submitted under the 2008 Town and Country Planning Act:

- Instead of applying for local planning permission, developers apply to the Planning Inspectorate for a Development Consent Order (DCO).
- Both Tendring and Essex are consultees in this process and are able to give their views on the submission. Neither council make a decision on the proposals but have a key role to play in shaping them.
- Ultimately, the decision on an NSIP submission is given by the Secretary of State, following a Hearing conducted by the Planning Inspectorate.

What is an NSIP? - Continued



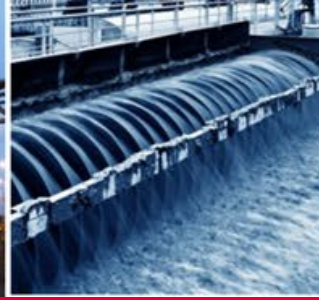
Energy



**Energy
transmission**



Transport



Wastewater



Waste

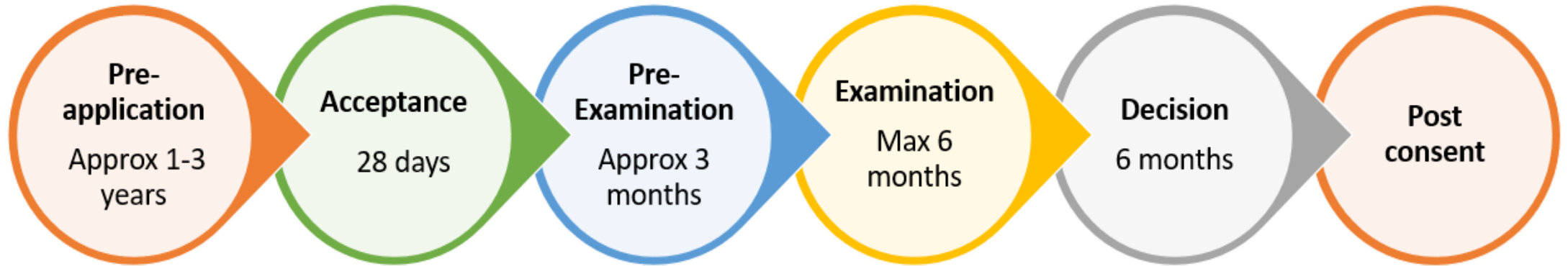


**Business &
Commercial**

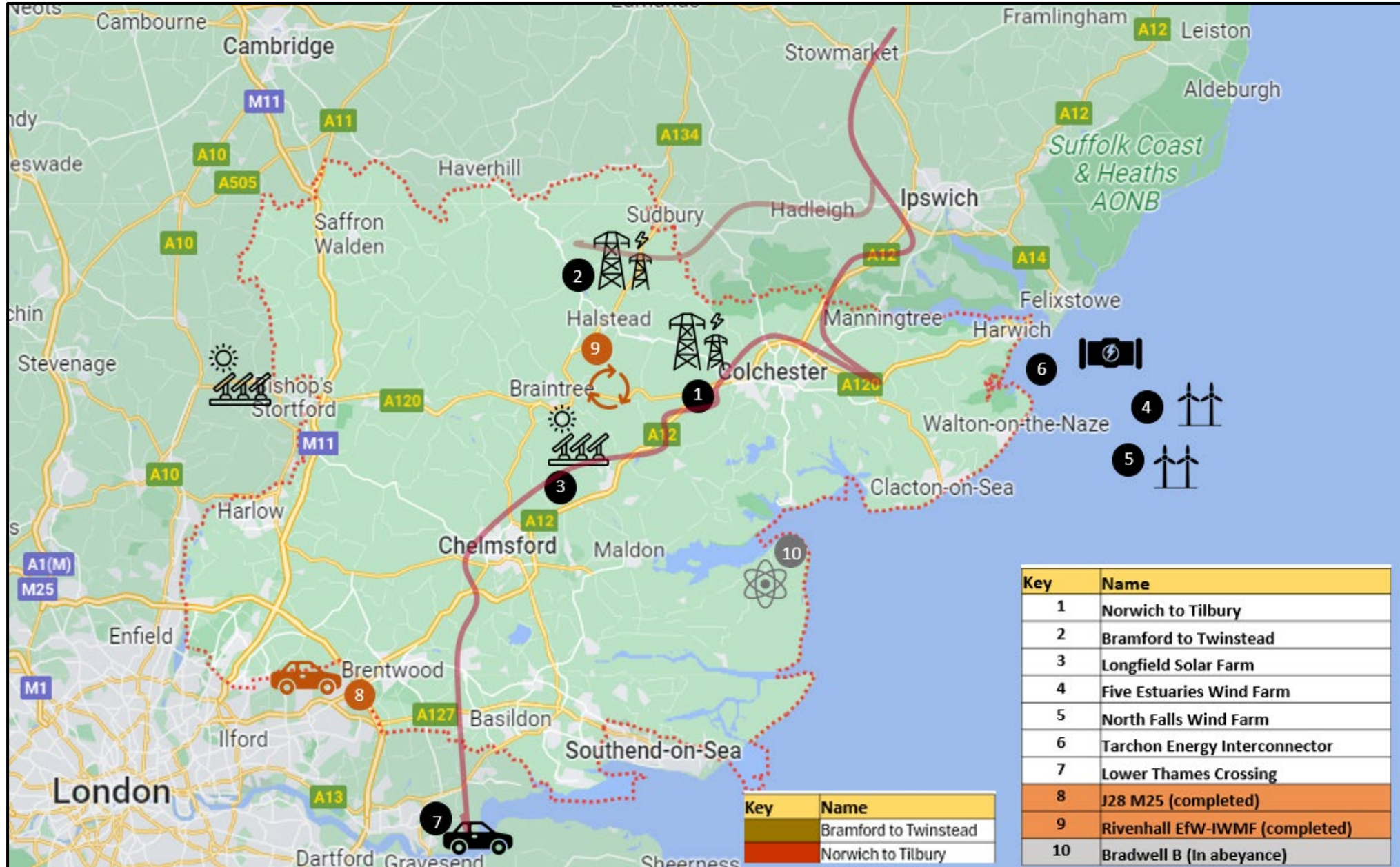


- Those encouraged to contribute to the DCO process include the Council's, statutory parties (EG Environment Agency), members of the public & impacted persons.
- If Consent is ultimately granted, the DCO becomes law.
- Presumption in favour of an NSIP that accords with the relevant National Policy Statement.

The NSIP Process:



NSIPs in Essex



Five Estuaries Offshore Wind Farm NSIP

- DCO submission was made in 2025.
- Examination of the proposal now finished.
- Decision from the Secretary of State due 17 December 2026.



380,000 homes supplied with energy

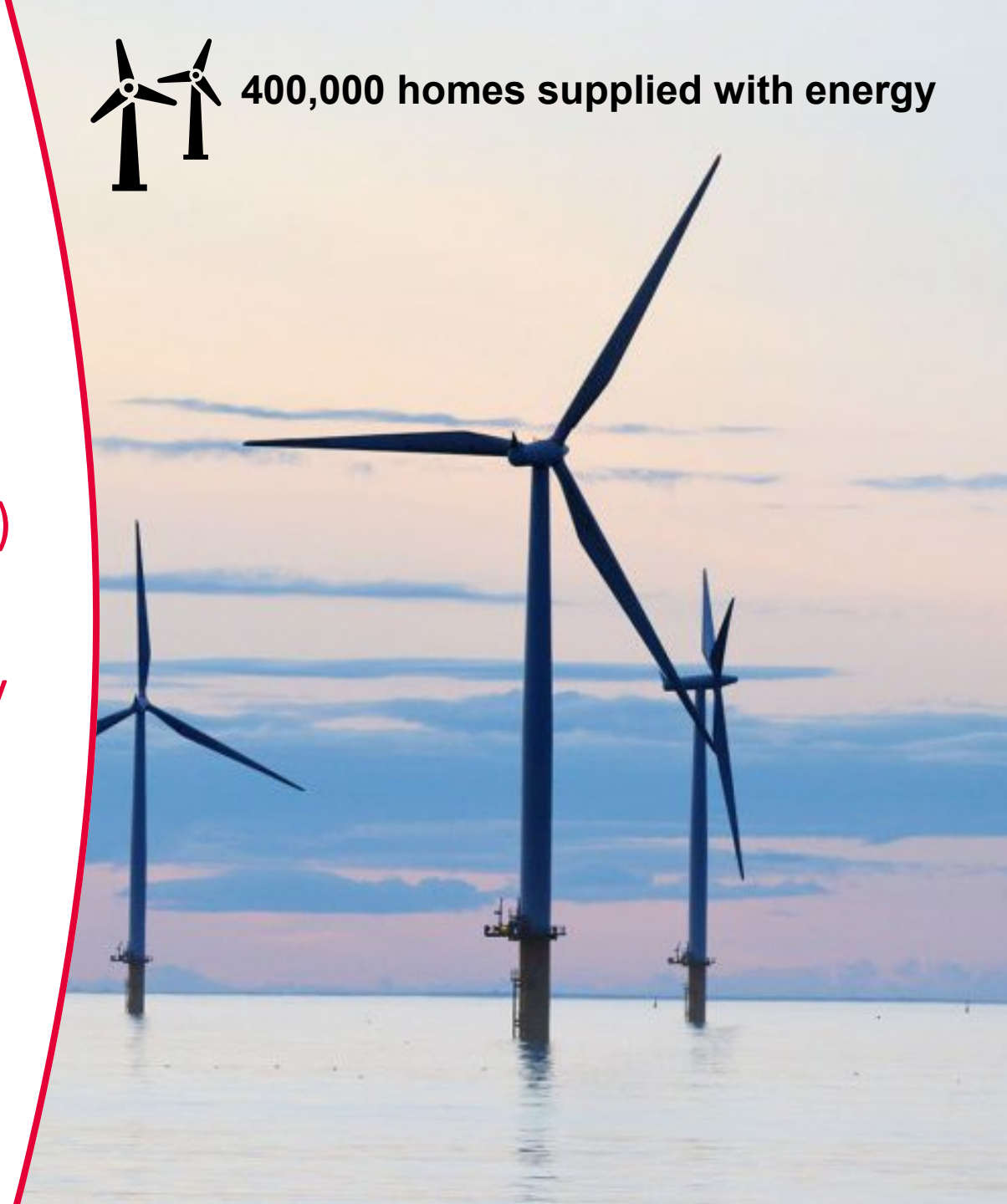


North Falls Offshore Wind Farm NSIP

- Application for Development Consent submitted to the Planning Inspectorate (PINS) in Q2 2024.
- Examination of the submission closed in July 2025.
- Decision from the Secretary of State due 28 January 2026.



400,000 homes supplied with energy



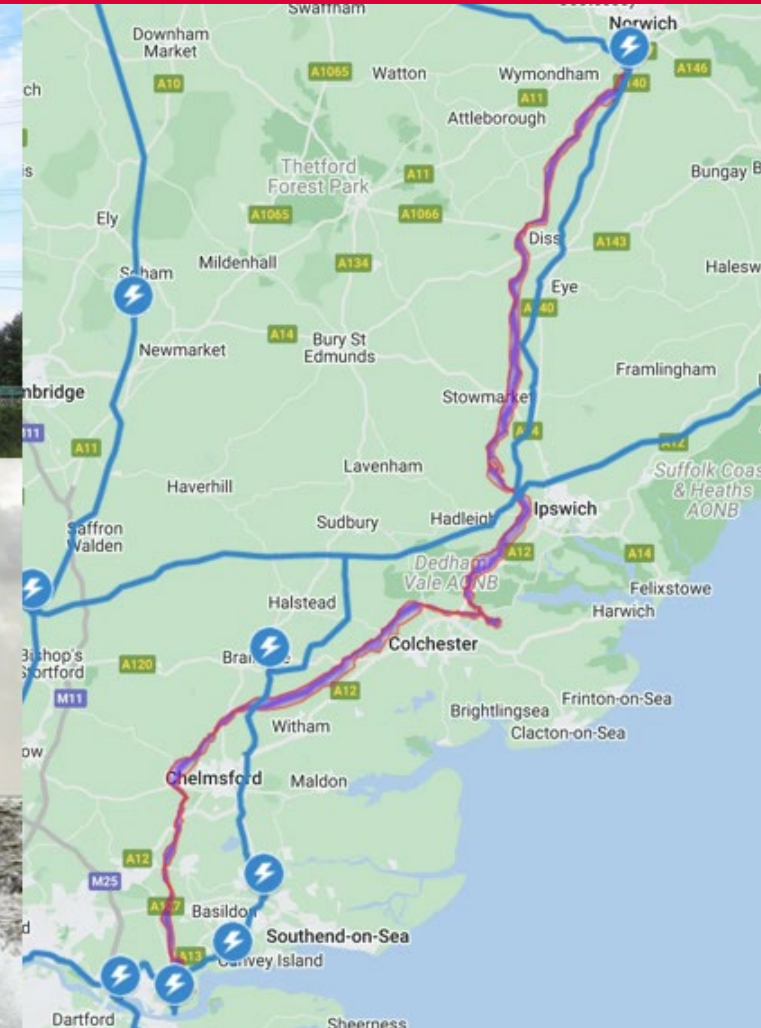
Tarchon Interconnector

- Capacity: 1.4GW (power up 1.5 million homes)
- Landfall Location: south of Harwich, Tendring.
- Grid connection point: Proposed East Anglian Connection Node (EACN) - part of Norwich to Tilbury NSIP.
- Onshore underground cable corridor along a route to be determined and large converter station proposed at a yet to be set location in Ardleigh.
- ECC responded to stat consultation Q1 2025
- Submission anticipated in September 2027, decision by 2028.

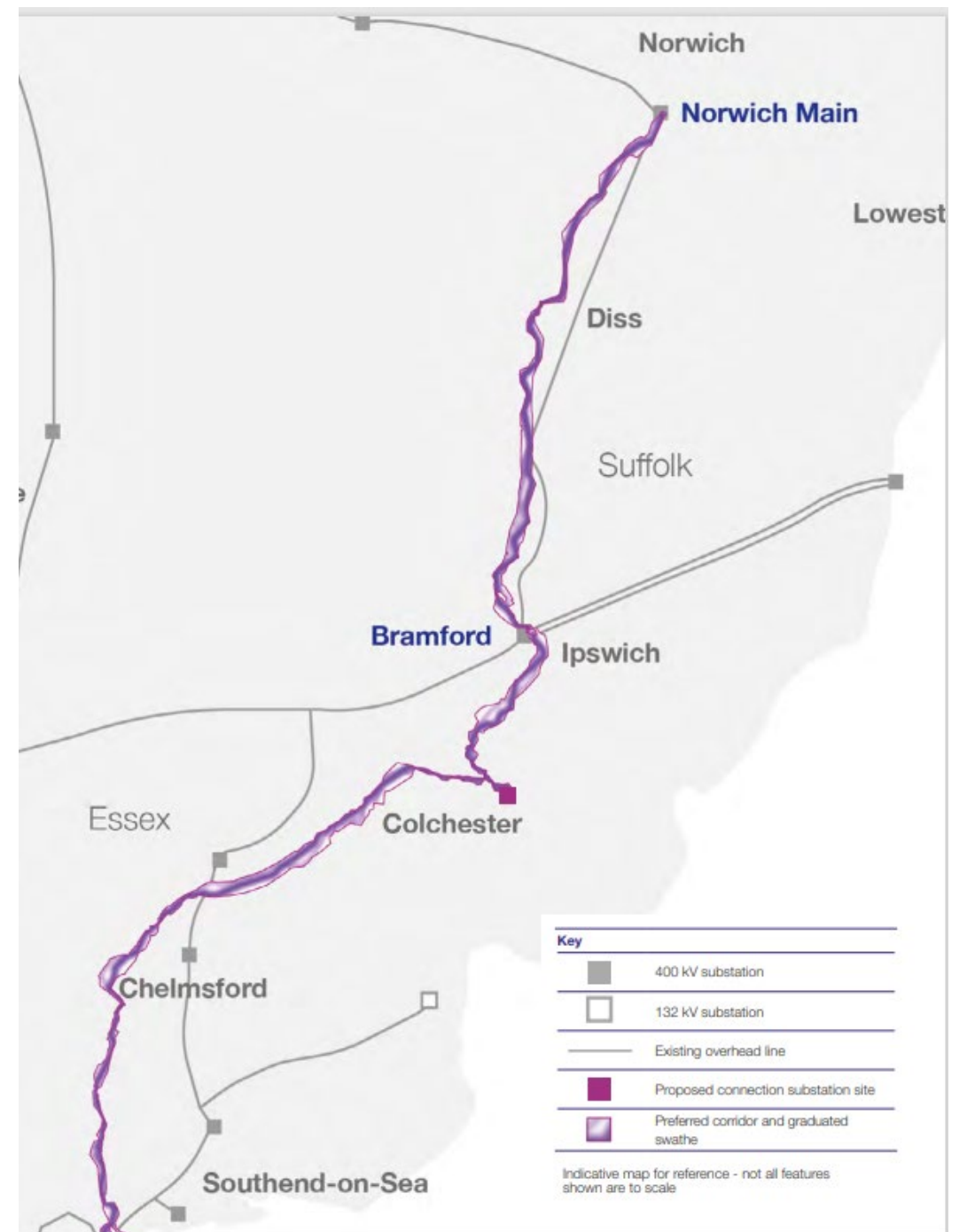
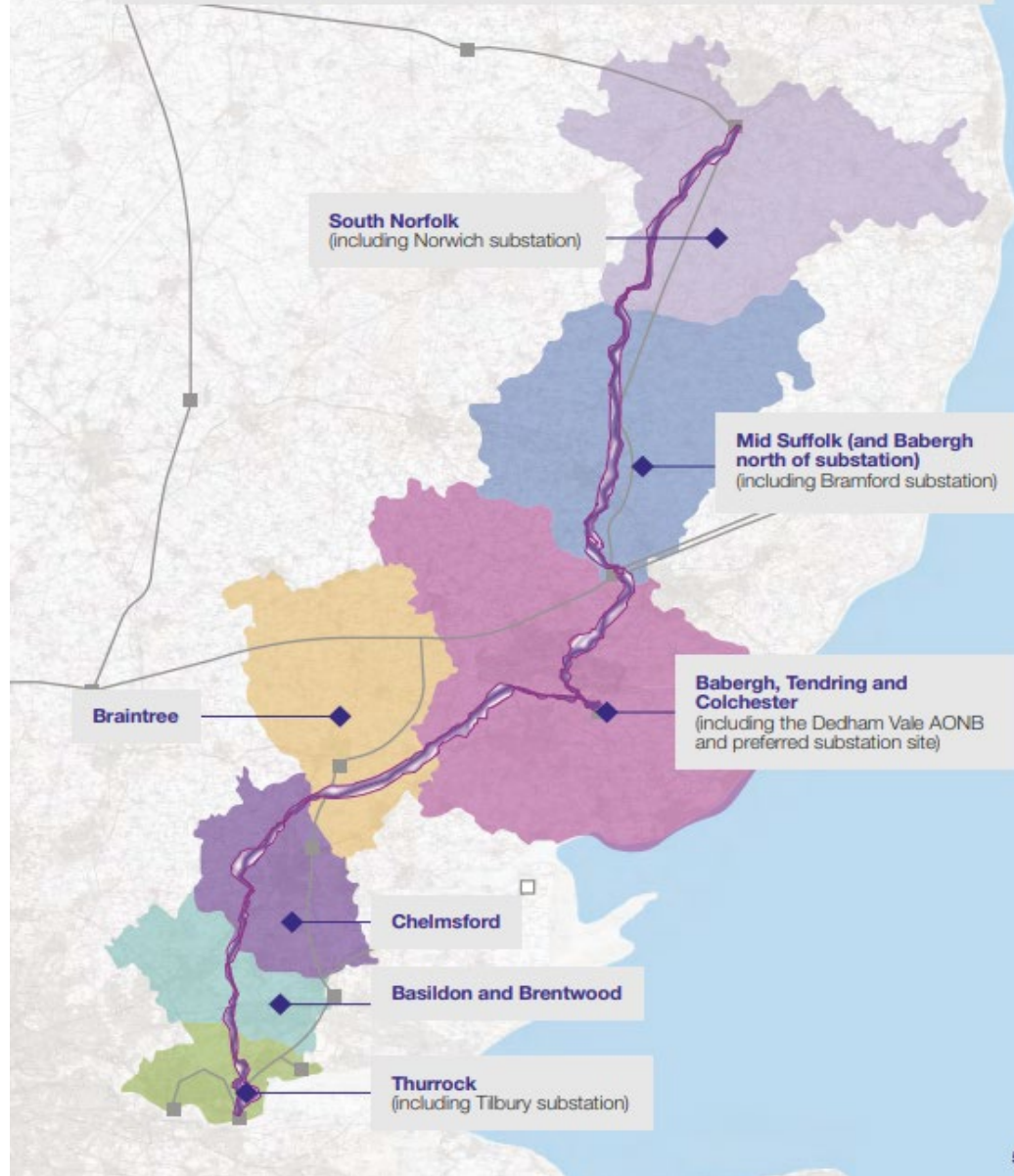


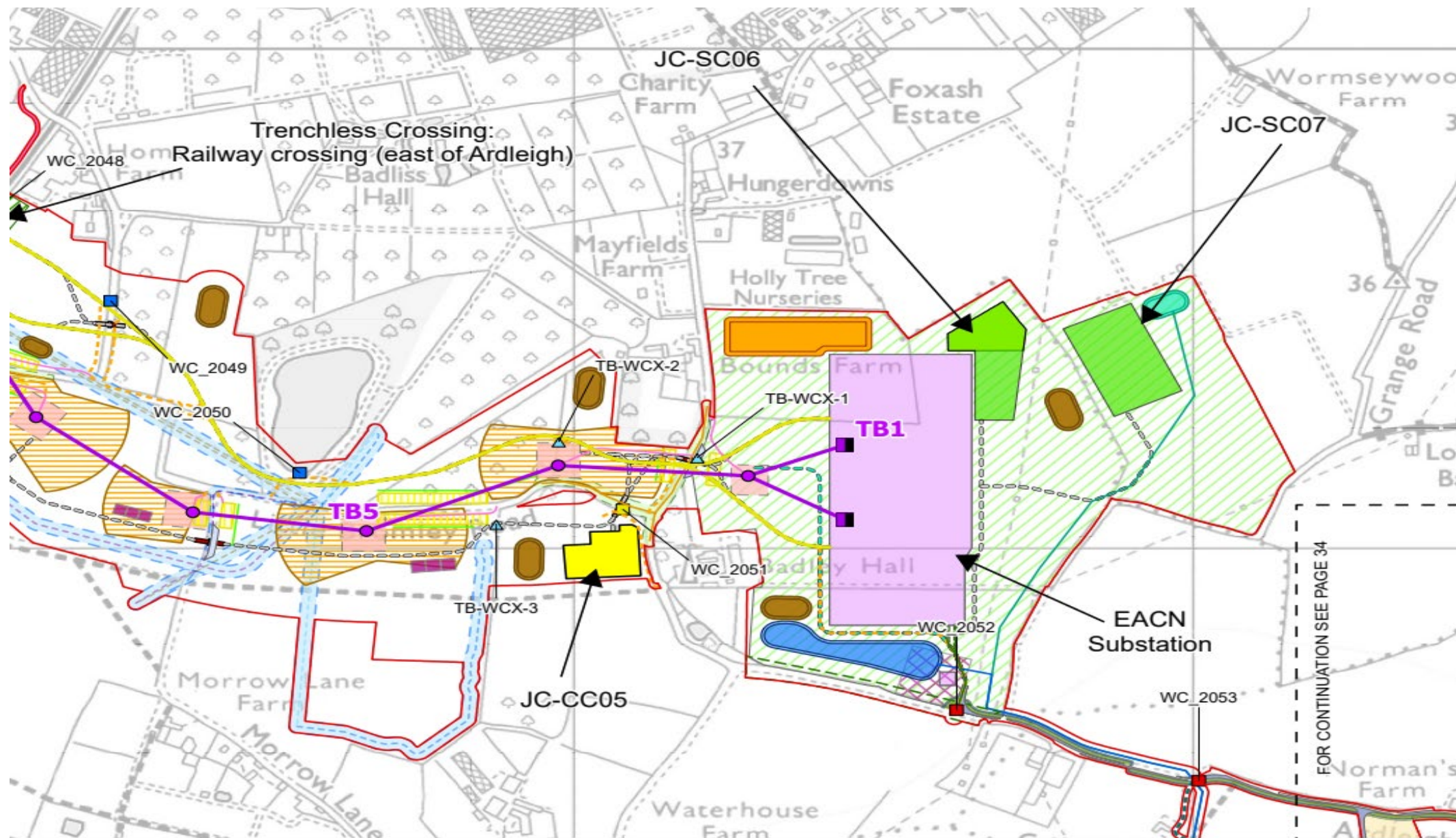
Norwich to Tilbury – energy transmission NSIP

- Part of the National Grid Great Upgrade.
- A new 183 km, 400kv electricity transmission line from Norwich to Tilbury.
- Involves 159 km of overhead line and circa 510 pylons with approx. 25 km of underground cable principally in the vicinity of Dedham Vale National Landscape.
- New substation on Tendring Peninsula connecting to 2 X offshores and eventually Tarchon.



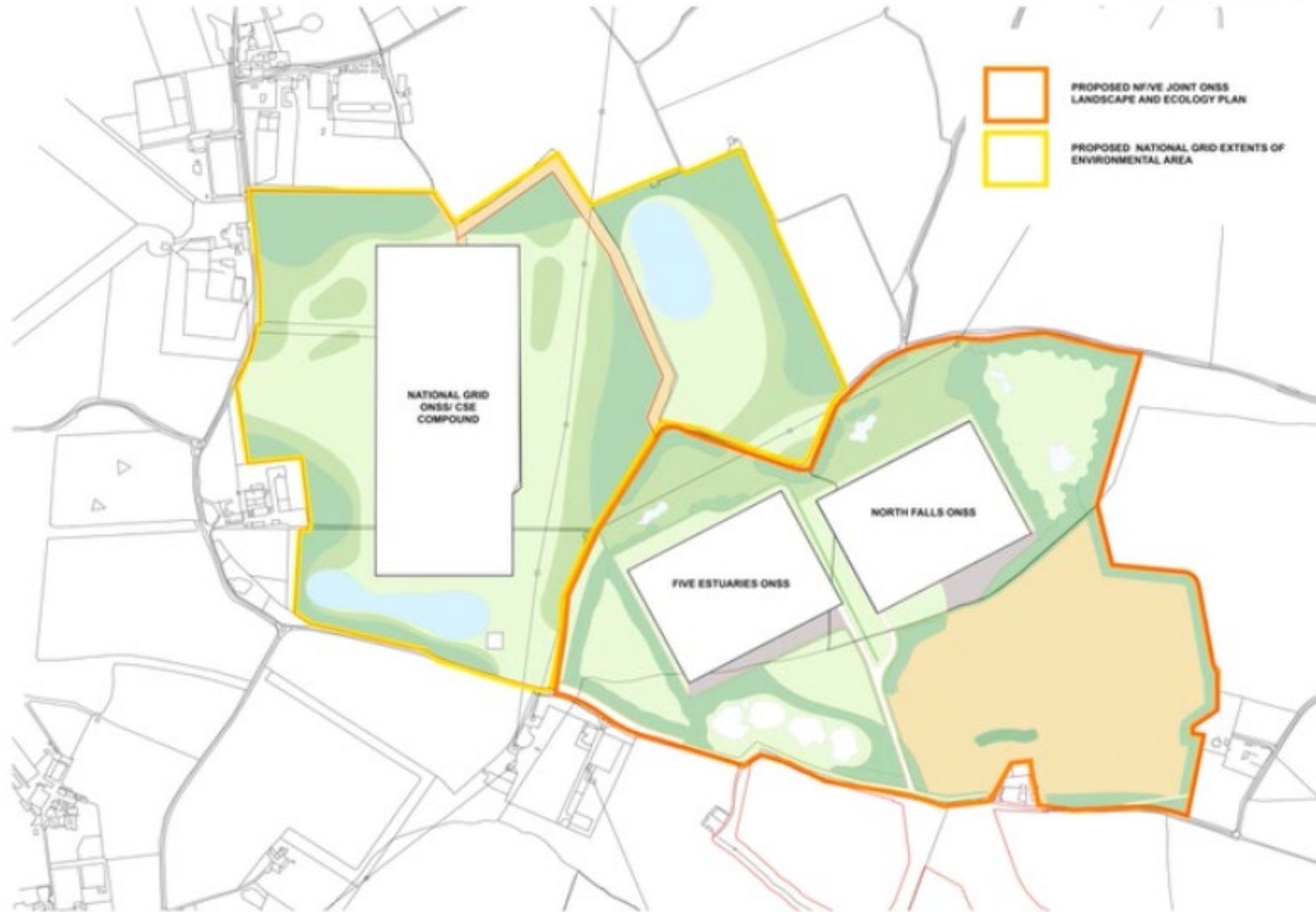
To help make our proposals more relevant to local communities we have divided the route by local authority sections. This is to make it easier to identify which section is most relevant to you and provide feedback as required.





NORTH FALLS ESTUARIES

FARM



What happens next for Norwich to Tilbury?

- Norwich to Tilbury has been accepted for Examination by the Planning Inspectorate.
- The timetable for Hearings has not yet been released by the Planning Inspectorate and is in the pre-examination phase.
- ECC and other consultees are asked to set out their Relevant Representations by the 27 November 2025, this is the first stage of the process.
- All parties are encouraged to participate in the Hearings.
- <https://national-infrastructure-consenting.planninginspectorate.gov.uk/having-your-say-guide/registering-have-your-say>
- The timetable for the hearings is expected to be issued in late 2025 or early 2026.

Community Benefits and NSIP schemes

- Govt issued a consultation in July 2025.
- Intended to be made clearer by Govt in Q1/Q2 2026.
- Intent of community benefits is provide tangible, long-term value to the community that hosts NSIPs.
- Both North Falls and Five Estuaries are committed to engaging with stakeholders and the impacted Parish Councils and will engage with APC to allow local people to guide funding decisions early in Q1/Q2 2026.
- The Councils will discuss the issue of a package of Community Benefits with the scheme promoters which will directly support local initiatives, but the precise details will be refined once the guidance is issued.
- Amounts to be levied are still being considered by Govt.
- The Council's expect National Grid and Tarchon to follow down the Community Benefits route.

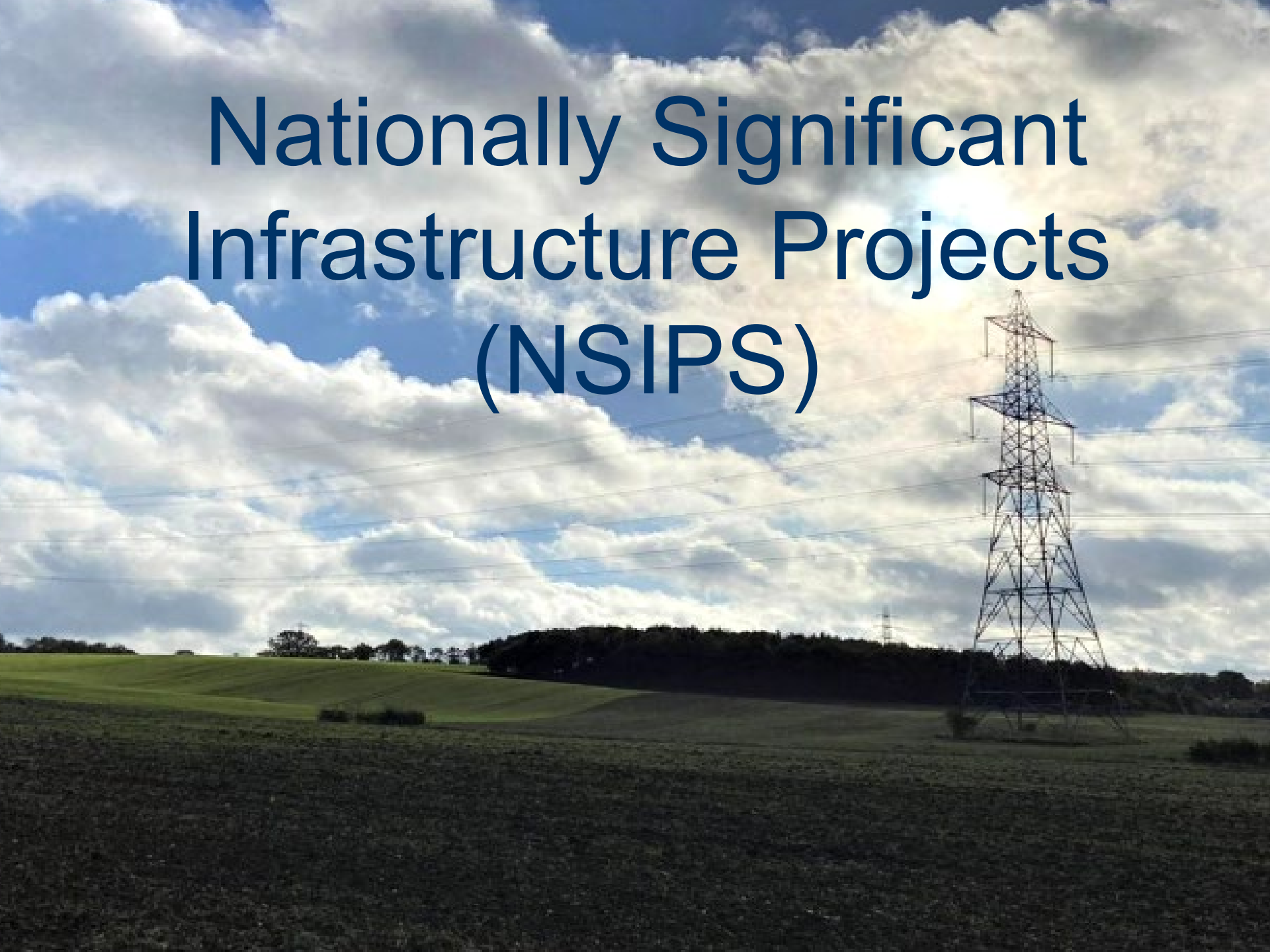
Q&A

Contact information:

NSIP Inbox: NSIPs@essex.gov.uk

Mark Woodger, Technical and Operational Lead NSIPs: mark.woodger@essex.gov.uk

Nationally Significant Infrastructure Projects (NSIPS)



Nationally Significant Infrastructure Projects (NSIPS) directly affecting Tendring

Norwich to Tilbury

North Falls

Five Estuaries

Tarchon Interconnector

The District Council perspective

Gary Guiver: Corporate Director – Planning & Community - Tendring District Council

Tendring District Council's role

- Tendring District Council, like Essex County Council, is not the decision maker on NSIPs – it is a consultee.
- Tendring DC has worked alongside Essex CC in responding to statutory and non-statutory consultation.
- Essex CC leading on technical input, Tendring DC representing local community concerns.

Tendring District Council's position

- **SUPPORTS** Green Energy in principle and the economic opportunities that could be delivered off the back of it.
- **OBJECTS** to location of Norwich to Tilbury powerline/substation proposal and the on-shore elements of Five Estuaries, North Falls and Tarchon proposals.
- **IS CONCERNED** about the impacts on our district and communities, and the sequencing of DCO decisions.

Main Grounds of objection: process/prematurity

- Alternative options to Norwich to Tilbury route have not been properly and fully considered – including an off-shore HVDC link/options that minimise/avoid negative on-shore impacts.
- National Grid's site selection criteria for the EACN flawed.
- The Five Estuaries and North Falls proposals are premature – being predicated on Norwich to Tilbury proceeding as planned.

Grounds of objection: negative impacts

CUMULATIVE IMPACT, LANDSCAPE HARM

- The cumulative carbon footprint of all 3, potentially 4 developments, construction and operational phases
- Lack of co-ordination between all 4 projects given their cumulative impacts
- National Grid's failure to reply to recent evidence questioning need
- Visual amenity of pylons in and around the National Landscape
- Scale of the substation / s the land take as well as their height
- Environmental impacts on ecology and habitats during construction and operational phases

Grounds of objection: negative impacts

HEALTH / WELLBEING, RESIDENTIAL AMENITY, ROUTE AND LOCATION

- High levels of anxiety caused to the community may undermine the support for renewable energies
- Physical health and wellbeing risks posed to residents who live nearby the pylons and substations during construction and operational phases
- Severe residential amenity impacts during construction (all vehicular movement, noise, vibration, air quality)
- Local uncertainty over the final appearance of the area after all infrastructure, especially between Little Bromley, Ardleigh, and Lawford
- Construction of new haul routes in rural locations, impact on the single lane roads that provide the only access to the substation sites, who will be responsible for 'making good'
- Norwich to Tilbury route deviates into Tendring, move substation and keep the route direct

Grounds of objection: negative impacts

IMPACTS ON FARMING, GROUND CONDITIONS, FLOODING, LOCAL BUSINESSES

- Loss of BMV Agricultural Land
- Poor landowner engagement, particularly on land surveys
- Poor farming community engagement
- Legacy impact of underground electricity transmission on soil quality
- Legacy impact on well water and drainage
- Disruption to the tourism industry and other local businesses during the construction phase

Local benefits – the Council's dilemma

- The NSIP/DCO process is designed to promote Nationally Significant Infrastructure Projects and give them a smooth route through the planning process.
- 95% of DCO applications receive approval.
- TDC objects to Norwich to Tilbury, Five Estuaries, North Falls and Tarchon – but **what if** they do proceed as planned, and do receive government approval?

Local benefits – the Council's dilemma

OBJECTION

Maintaining our principal objections.

Defending our reasons for objecting.

Representing the concerns of our communities in the best way we can in our role as a consultee.

MITIGATION

What if the government does decide to approve (against our wishes)?

What measures could be put in place to keep the negative impacts to a minimum?

Councils need to engage constructively and responsibly in these discussions without prejudice to their principal objections.

BENEFITS

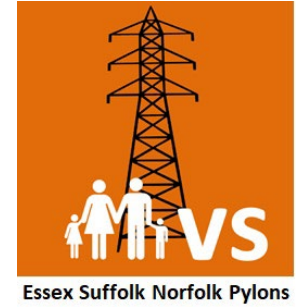
What if the government does decide to approve (against our wishes)?

What's in it for us?

How do we ensure we get the best deal for the communities affected?

Councils need to engage positively early on or risk losing the opportunity to secure positive benefits.

Community Benefits



Essex Suffolk Norfolk Pylons

Ardleigh Public Meeting: 21 November 2025

www.pylonseastanglia.co.uk

Martin Snook

What are the alternatives?



1. Upgrade the existing grid first

Reconductor existing overhead lines with the higher capacity cables that are now available.

2. Coordinate grid connections offshore

Offshore coordination reduces both onshore and offshore infrastructure, lowers costs, and limits environmental and community impacts.

3. Use underground High Voltage Direct Current (HVDC) cable

HVDC undergrounding causes far less disruption, is more popular with locals, and may cost less over time. National Grid has acknowledged in Eastern Green Link 3 & 4 that HVDC offers: lower lifetime costs, faster delivery & reduced consenting risk.

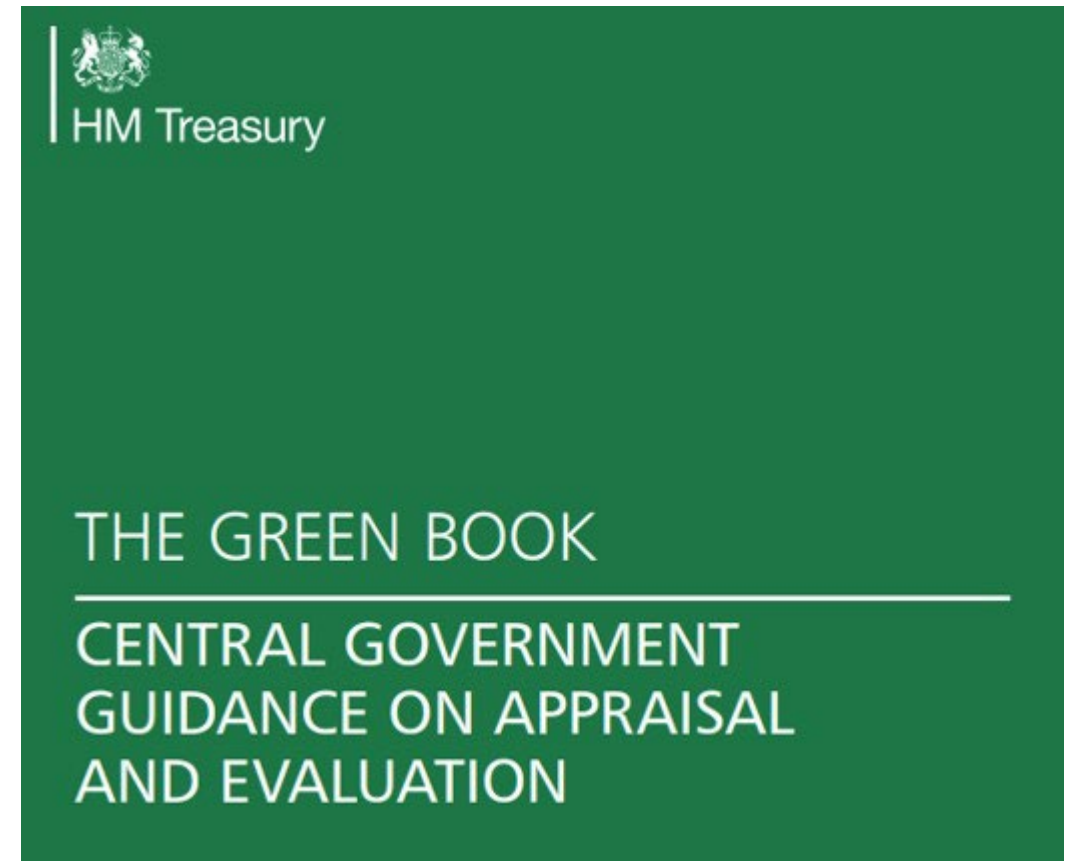
AND...

The HM Treasury Green Book must be applied fully in the appraisal of alternatives.

HM Treasury Green Book



- The Green Book requires full socio-economic and environmental appraisal, to determine the best outcomes.
- It is a mandatory requirement for public bodies, yet DESNZ, NESO and Ofgem refuse to fully adopt Green Book methodology.
- As a result, ESNP decided to produce its own Green Book analysis for the Norwich to Tilbury project.



ESNP Green Book Analysis



Norwich to Tilbury Cost Summary

	Current HVAC Proposal (£ million)	Underground HVDC Alternative (£ million)
Lifetime power transfer cost	1,629	3,990
Community benefits	63	0
Community funds for transmission infrastructure	33	3
Impact on property values	1,017	89
Natural capital loss (total)	1,796	282
TOTAL:	4,537	4,364

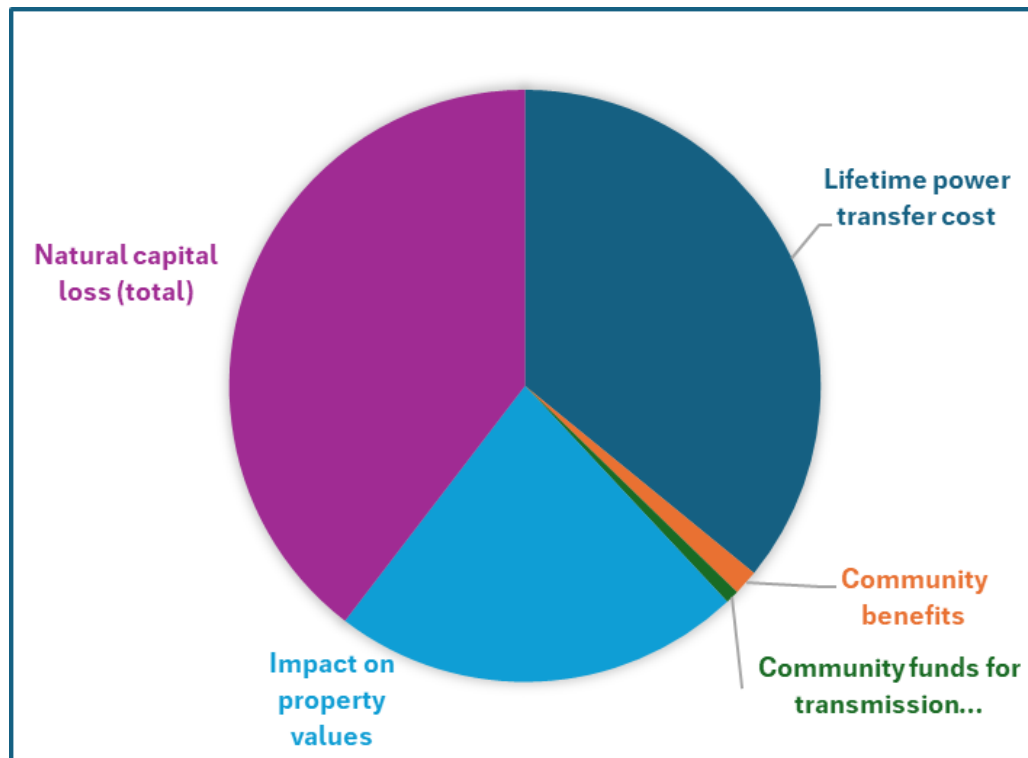
Impact on businesses - cost differential

In addition, there is expected to be greater disruption to businesses with the current HVAC proposal, when compared with an underground HVDC solution. The cost differential was roughly estimated at £1,589 million (£1.589 bn).

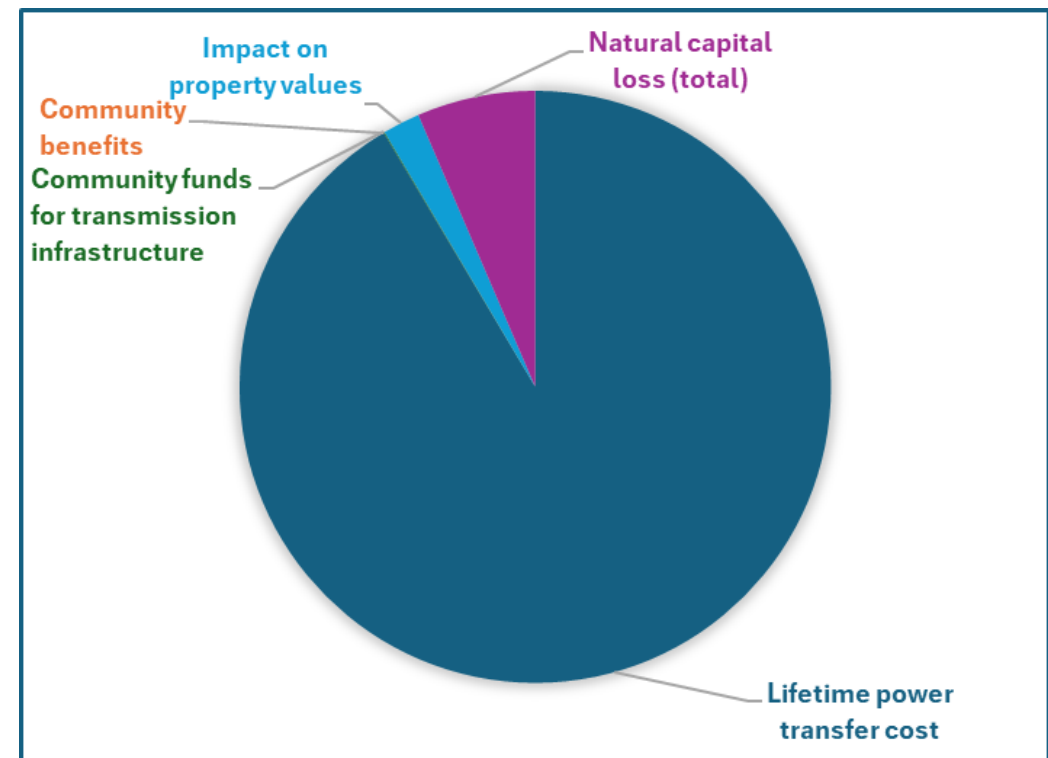
ESNP Green Book Analysis



Current NG proposals: HVAC overhead lines and underground cables



HVDC alternative: underground cables for the whole route



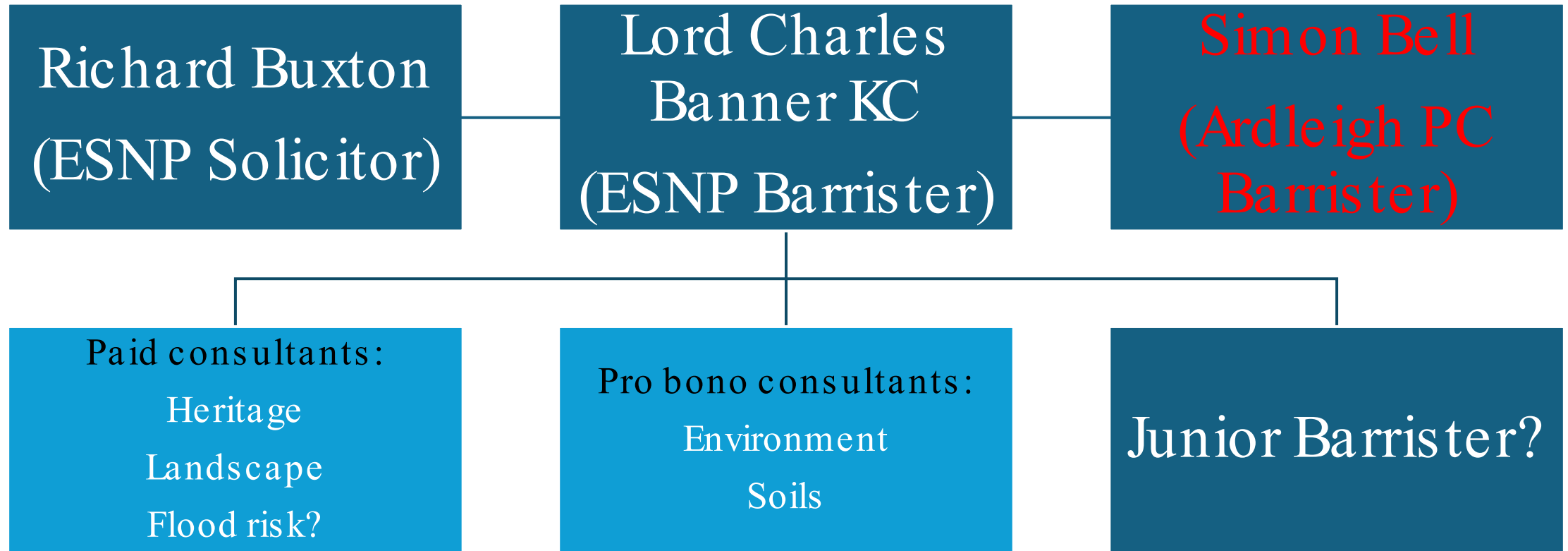
Ofgem statement on financial costs



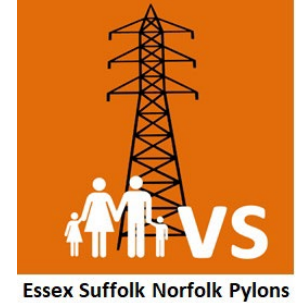
Ofgem has made it clear that financial costs are not the only consideration. Letter sent 31 July 2025 from Akshay Kaul, Director General for Infrastructure, to NESO and the Transmission Owners:

- “We expect NESO and TOs to work together, fully considering environmental and community impacts at the design stage before recommending major infrastructure projects.”
- “TOs must give proportionate consideration of wider socio-economic impacts when designing their projects.”
- ...“While Ofgem will continue to scrutinise project costs to ensure these are efficient, it does not mean that we will always approve the lowest cost option. We recognise there are long-term benefits and community considerations that must be considered in a proportionate way alongside financial costs”.

Experts lined up for the DCO



This is the final push!



- We know that there is a lot of consultation fatigue, but please encourage everyone you know to submit their thoughts about Norwich to Tilbury to the Planning Inspectorate by 27 November.
- Talk about the harms caused by the project in your area and any issues you have faced dealing with National Grid since 2022.
- We now have an AI chatbot that can help in drafting responses, but please check carefully and customise as much as you can:
<https://stop-the-n2t-pylons.zapier.app>
- Please also tell the Planning Inspectorate that you support the Essex Suffolk Norfolk Pylons action group.

Thank you

Q&A's

Speakers Panel

Cllr Zoe Fairley TDC

Cllr Carlo Guglielmi

