

Further to the Relevant Representations made at registration, our client Seventyholds Ltd is impacted by the LTC proposals, as submitted as part of this DCO application. We have and are still in ongoing discussions with Highways representatives about our clients issues/objections to said proposals. At this moment in time our clients comments on these can be summarised as follows;

#### Clients Land at Hoford Road:

We are currently in negotiations with a developer regarding the development of up to 1 GW of BESS (Battery Energy Storage Systems), brought about largely by the refined “Norwich to Tilbury” scheme route recently published (see screenshot at appendix 1 for reference), which if developed would provide significant public benefit as well as helping the country towards achieving its Net Zero targets by alleviating grid capacity constraints and assisting with the increase in renewable energy generation. From our negotiations with said developer we understand that their land requirement for this development would be approximately 60 acres – with this parcel of land measuring roughly 77.74 acres. Furthermore, this land is also well placed to assist with offsetting our clients development plans elsewhere on the estate for BNG purposes and most of this land is classed under the Agricultural Land Classification system as Grade 2 – these land types are designated in Government policy as the “best and most versatile” land and afforded protection as such. To summarise, the proposed acquisition as it is currently will take this land out of production of high yielding crops whilst also sterilising the opportunity for development of significant transmission level renewable infrastructure that would be of public, regional and national benefit and significance. On this basis our client objects to the proposed acquisition of the whole parcel of land and in particular that land which has been allocated for “ecological mitigation/receptor site” – which forms the bulk of the proposed acquisition (see the LTC General Arrangement Plan Sheet 27 at appendix 2 for reference).

#### Clients Land at Stanford Road:

We have informed National Highways that our client has advanced development proposals for this land and have provided evidentiary plans to them to demonstrate this. Aspiration for commercial development on this site, for employment uses, is impacted by current LTC plans which propose to place a Gas Substation in the centre of the proposed development (see the LTC General Arrangement Plan Sheet 31 at appendix 3 for reference). Whilst our clients preference remains for the substation not to be placed on their land, in an effort to be helpful and mitigate the issues presented by the design as it is currently they have, in conjunction with their architect, generated a refined development plan where they have effectively

flipped the compound around and pushed it to the back of the site so that it doesn't disrupt our clients frontage on Stanford Road. This also provides the ability for the compound to be accessed via a new estate trunk road as opposed to having an independent access off Stanford Road. Clearly our clients would only put in an estate road if they received planning in full for their proposed development, so it has been suggested that perhaps as a fall back National Highways could in principle retain an independent access off Stanford Road going towards the compound at the rear.

We would hope that these changes would not be too contentious with no deviations to the pipe route required. Having reviewed this, National Highways have asked that we table these changes to Cadent via the Linesearch Before U Dig platform which we have done and are awaiting their response. Therefore, at this point our client maintains their holding objection to the plans as they are currently.

Clients Land in Orsett:

As outlined previously, this block of land is under a promotion agreement with a developer who is currently promoting the site through the local plan. Detailed drawings of the proposed development have been produced and current projections are to bring it forward for development in 2025/2026, which could conflict with LTC construction timescales.

Clients Land at Blackshots Lane:

National Highways have confirmed that the utility works proposed on our clients land are for a temporary foul water outlet to serve a compound to the North of the land. We understand that this pipeline is subject to detailed design as to diameter and location and National Highways have confirmed that this "asset" is promoted as temporary and will be removed.

Oliver Lukies (of Strutt & Parker) & Paul Fosh (of Ceres Property)  
On behalf of our mutual client Seventyholds Ltd

Appendix 1 – Screenshot of the Refined “Norwich to Tilbury” Scheme Route

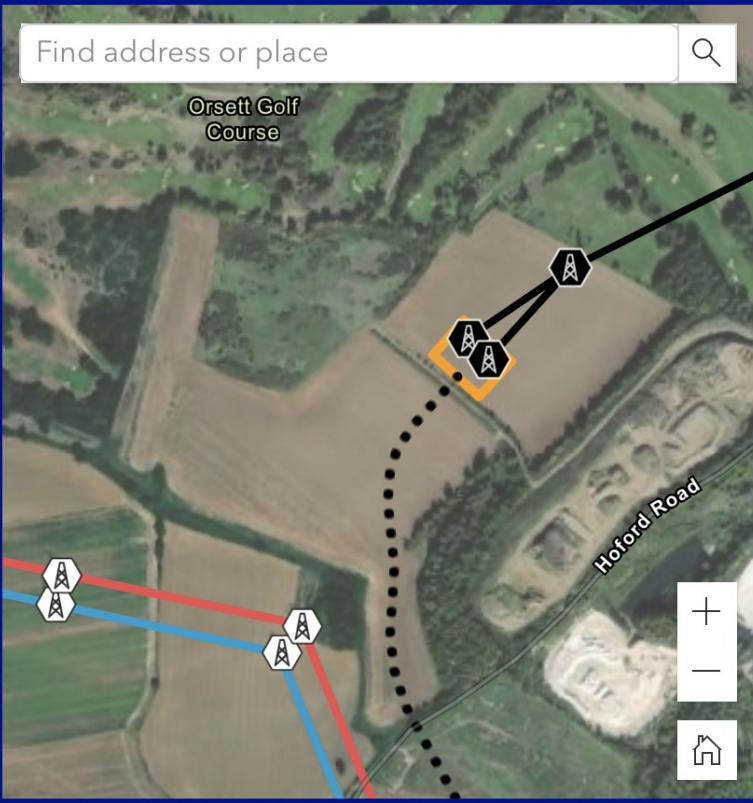
19:31

84

nationalgrid **Norwich to Tilbury**  
Interactive Map

Map Select Region

Find address or place



Orsett Golf Course

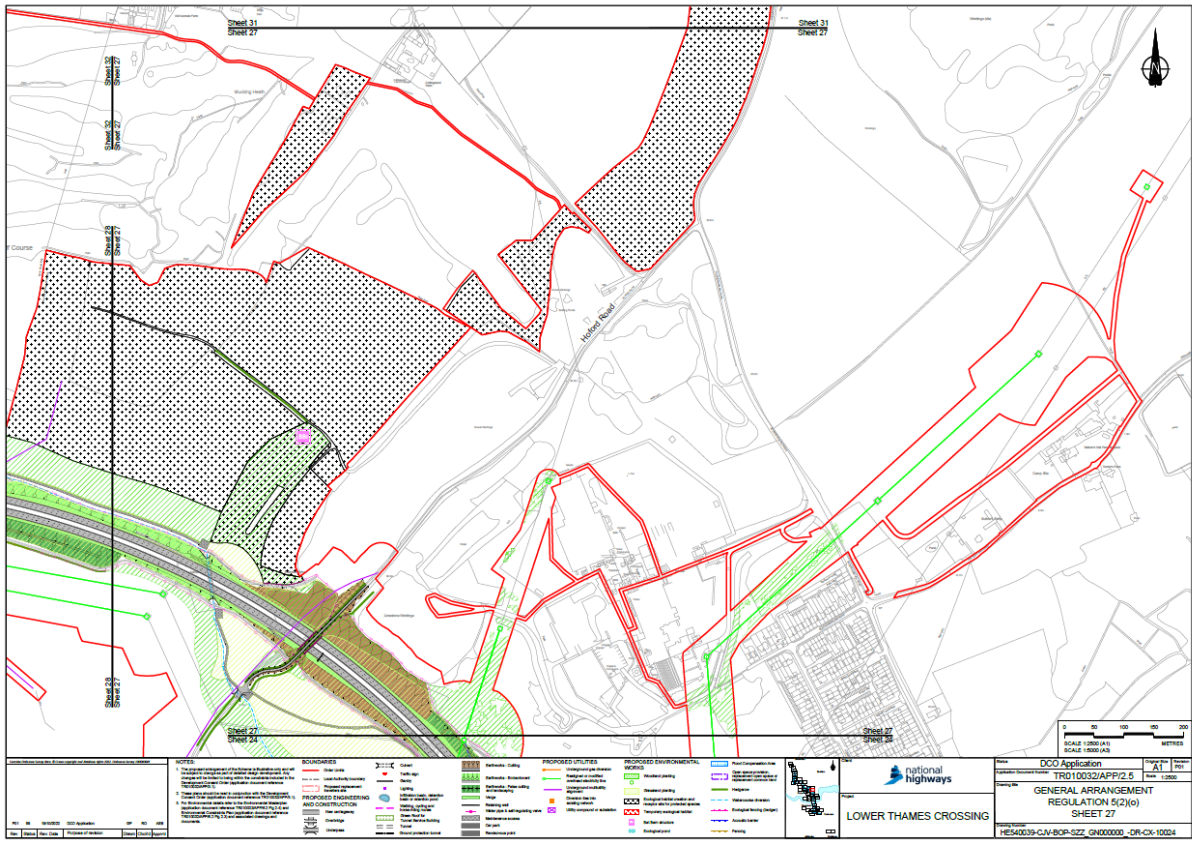
Hoford Road

Proposed Infrastructure

Proposed Tower Options

AA experience.arcgis.com

# Appendix 2 – LTC General Arrangement Plan Sheet 27



# Appendix 3 – LTC General Arrangement Plan Sheet 31

