



Delegated Report

Adjacent Authority Consultation

Planning Application No: 20250261

Location: Tilbury Power Station Fort Road Tilbury Essex

Description: Adjacent Authority Application for a Development Consent Order for Norwich to Tilbury. It is proposed by National Grid to upgrade the electricity transmission system in East Anglia between Norwich and Tilbury. The Project includes a new 400 kilovolt (kv) electricity transmission connection of approximately 184 kilometres (km) in overall length from Norwich Main Substation and Tilbury Substation via Bramford Substation.

Applicant: National Grid

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Email
Consultation Leaflet
Consultation Summary Document
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20250165	Adjacent Authority Application for a Development Consent Order for Norwich to Tilbury. It is proposed by National Grid to upgrade the electricity transmission system in East Anglia between Norwich and Tilbury. The Project includes a new 400 kilovolt (kv) electricity transmission connection of approximately 184 kilometres (km) in overall length from Norwich Main Substation and Tilbury Substation via Bramford Substation.	Observations Sent	06/03/25
20240538	Adjacent Authority Application for a Development Consent Order for Norwich to Tilbury. It is proposed by National Grid to upgrade the electricity transmission system in East Anglia between Norwich and Tilbury. The Project includes a new 400 kilovolt (kv) electricity transmission connection of approximately 184 kilometres (km) in overall length from Norwich Main Substation and Tilbury Substation via Bramford Substation.	Observations Sent	28/06/24

Officer's Analysis

This is a further consultation which follows on from responses sent to National Grid as per Gravesham Borough Council planning reference 20240538 and 20250165. The details within those submissions

explained that National Grid intends to apply to the Secretary of State for a Development Consent Order (“DCO”) under Section 37 of the Planning Act 2009 (as amended) to authorise the construction of the Norwich to Tilbury project.

The Norwich to Tilbury project, a proposal by National Grid to reinforce the high voltage power network in East Anglia between the existing substations at Norwich Main in Norfolk, Bramford in Suffolk and Tilbury in Essex, as well as connect new offshore wind generation.

East Anglia’s 400m000 volts (400 kVC) electricity transmission network was built in the 1960s to supply regional demand, centred around Norwich and Ipswich. With the growth in new energy generation from offshore wind, nuclear power and interconnection with other countries, there will be more electricity connected in East Anglia than the network can currently accommodate.

There will be 184km of new electricity transmission reinforcement between Norwich and Tilbury, made up mostly of overhead line and pylons, some underground cables and a new 400kV substation.

The proposals are part of The Great Grid Upgrade which is the largest overhaul of the grid in generations.

Responses under GBC Planning ref 20250165 sent recently related to changes proposed in Thurrock, as follows:

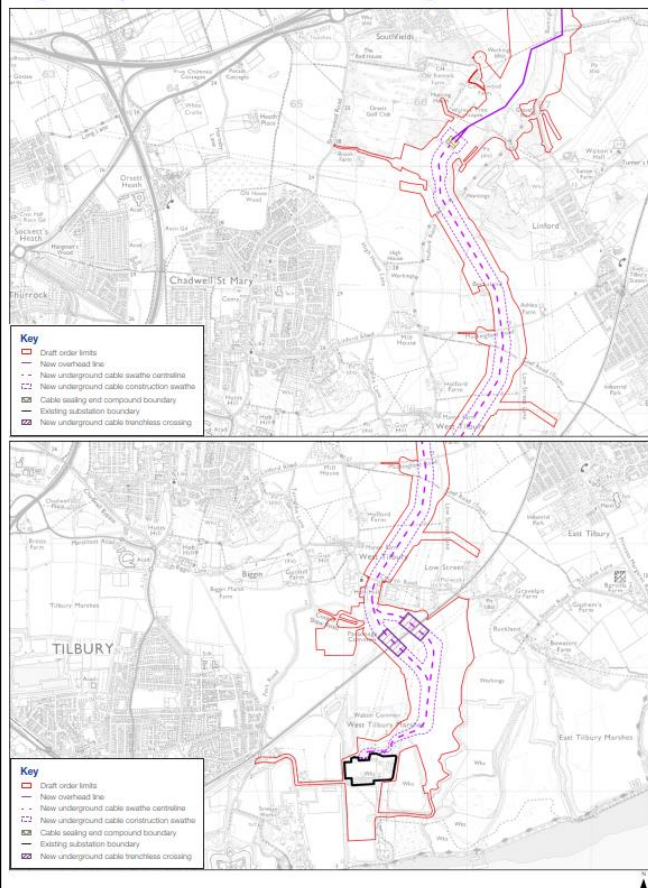
- Reposition of the temporary construction compound in Dunton with related changes to the construction compound.
- Reposition of the alignment of the overhead line near Langdon Hills Golf Club, involving relocation of pylons and lower height lattice pylons to reduce impacts on Thurrock Airfield.

This consultation which followed shortly after the consultation was received for the above changes relates to a separate set of changes, which the submitted details identify as follows:

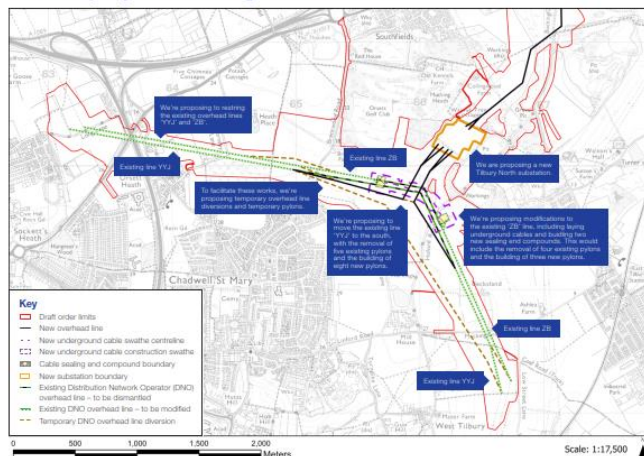
- new 400 kV Tilbury North Substation to the south of Orsett Golf Course in Thurrock with access options. This is proposed to be a Gas Insulated Switchgear (GIS) substation; and
- modifications to the proposed and existing National Grid Electricity Transmission overhead lines into and out of the new 400 kV Tilbury North Substation, including two new CSE compounds and access options.

The below snippets are taken from the information submitted and show the proposed changes, including location of the proposed substation and associated alterations to the overhead lines, compounds and accesses.

Alignment presented at the 2024 statutory consultation



Area of proposed change March 2025



Modifications to the existing overhead lines

Should the proposed change be carried forward, sections of the existing YYJ and ZB National Grid Electricity Transmission overhead lines (marked on the map above) would require modification to facilitate the connection of the existing transmission network into the Tilbury North Substation.

As part of this change, we would need to make modifications to two existing National Grid overhead lines to connect into the new Tilbury North Substation (marked on the map above). The existing line which we call 'YYJ' would be moved south. We would need to remove five existing pylons and build eight new pylons.

The modification of the existing line we call 'ZB' would involve laying approximately 0.55 km underground cables and the construction of two new cable sealing end (CSE) compounds, each with a permanent access. These access routes are marked on the map located on page 12 as well as on the maps available in the document library of our project website. This would avoid the ZB line crossing with the new lines coming out of the substation. We would need to build three new pylons and would remove four existing pylons.

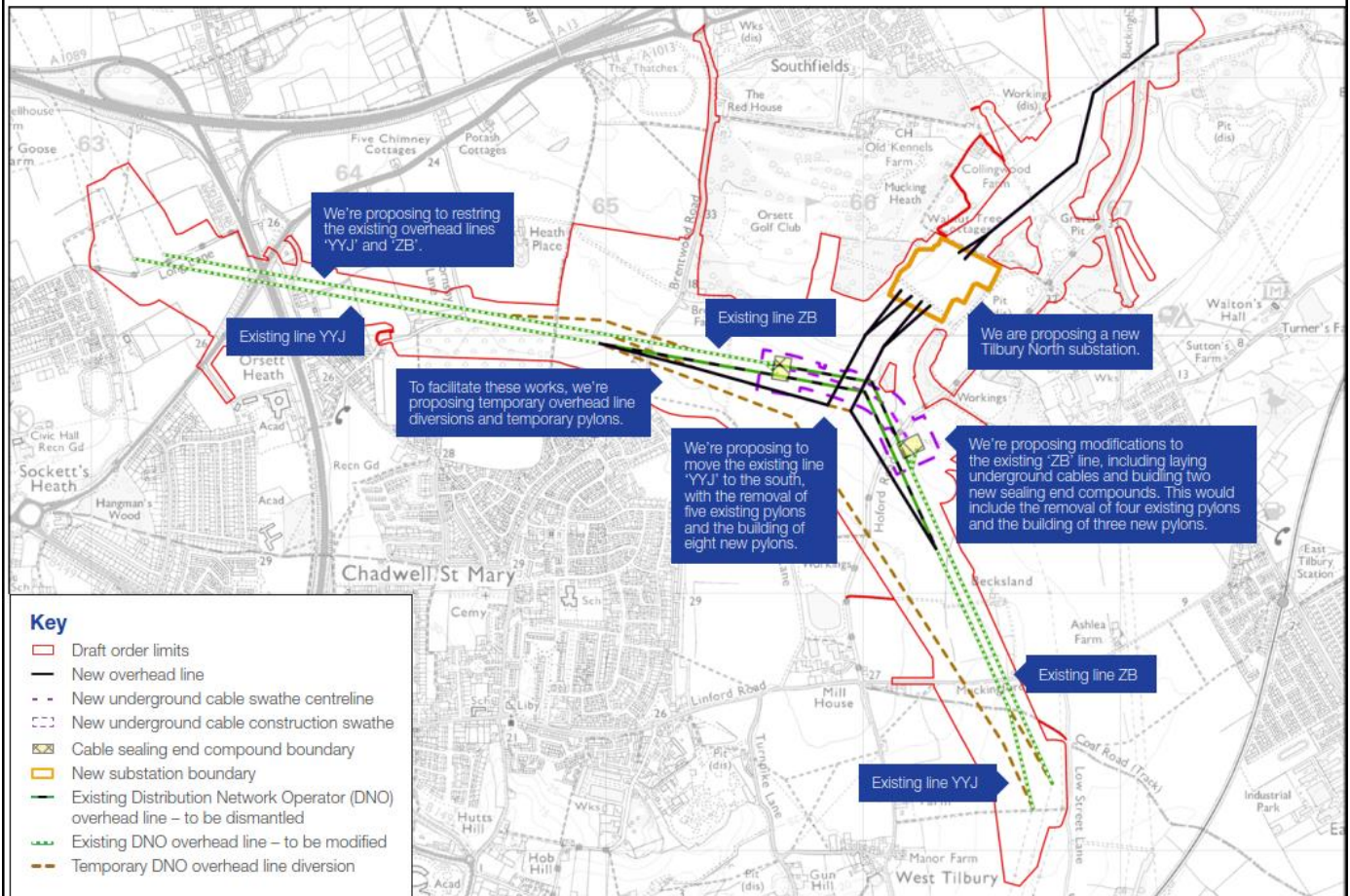
In order to keep the power running through the lines, we would need to build some temporary overhead line diversions and temporary pylons. These temporary diversions would be required for a minimum of two years. If temporary pylons are required, they will be approximately 50 m in height.

Three access routes are proposed for works to the existing transmission network:

- via Stanford Road/Heath Road
- via Stanford Road/Gammonfields Way
- via Marshfoot Road/Muckingford Road (Light Goods Vehicles (LGVs) only).

A map of the proposed access routes can be found on page 12.

Area of proposed change March 2025



It was considered in the previous responses that the proposed works in the Thurrock Borough for the Norwich to Tilbury Project upgrade works to the electricity transmission system in East Anglia between Norwich and Tilbury would have no impact on the operation or appearance of Gravesham Borough or the amenities of its residents.

The changes proposed in Thurrock are significantly distanced from Gravesham as the below annotated map shows. The site of the proposed substation would be 5.8km from the northern border of Gravesham Borough. Given the significant distance and nature of the changes, it is considered that the previous assessment that there would be no impact on Gravesham Borough is unchanged.



It is important to note that Gravesham Borough Council have a planning application which is recently permitted (application reference 20231313) at Eastcourt Marshes Electricity Distribution Site, Mark Lane, Gravesend, Kent, DA12 2HN for which the National Grid is the applicant. The proposal is for *'Proposed construction of a new cable tunnel beneath the River Thames between Gravesend and Tilbury to provide additional transmission capacity. Above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building along with associated electricity infrastructure, access, parking, boundary treatment and two overhead gantry structures for future overhead lines. Temporary*

compound for the duration of the project to provide parking, staff welfare facilities, delivery vehicle parking, and equipment and machinery storage, including boundary treatment and lighting.'

Thurrock Council also have a planning application which they have permitted (application reference 23/01502/FUL) at Land to The South Of National Grid's Electrical Sub-station, Fort Road, Tilbury for the new bored tunnel under the River Thames, new Cable Sealing End compound, new Tunnel Head House and other associated development at Tilbury for the same TKRE Cable Tunnel Replacement Project.

National Grid is thanked for consulting the Borough Council.

Recommendation

Observations Sent (No Objection).

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	24th March 2025	Dated:	24 March 2025