



# EAST PARK ENERGY

**East Park Energy**

EN010141

**Statement of Common Ground (Draft)**

National Grid Electricity Transmission

**Document Reference: EN010141/DR/8.20**

Infrastructure Planning (Applications: Prescribed Forms and  
Procedure) Regulations 2009: Regulation 5(2)(q)

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# EAST PARK ENERGY

Planning Act 2008

Infrastructure Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009

## Statement of Common Ground (Draft)

between the Applicant

and

National Grid Electricity Transmission

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## 1.0 INTRODUCTION

### 1.1 Purpose of this Document

1.1.1 This is a Statement of Common Ground (“SoCG”) made between the following parties:

***BSSL Cambsbed 1 Ltd (hereafter referred to as the ‘Applicant’)***

***and***

***National Grid Electricity Transmission (NGET)***

1.1.2 The purpose and scope of this SoCG is to identify areas of agreement, areas under discussion and, as appropriate, areas of disagreement, between the parties in respect of the assessment of the Applicant’s proposals.

### 1.2 The Scheme

1.2.1 The Scheme comprises a new ground-mounted solar photovoltaic energy generating station and an associated on-site battery energy storage system (BESS) on land to the north-west of St Neots. The Scheme also includes the associated infrastructure for connection to the national grid at the Eaton Socon National Grid Substation.

1.2.2 Subject to the Scheme securing Development Consent in Winter 2026/27 it is anticipated that works would start on site in early 2028 and be completed by mid-to late 2030 (although initial energisation of the Scheme is likely to commence prior to 2030). The Scheme comprises a temporary development with an operational phase of 40 years; decommissioning activities would therefore likely commence in 2070, 40 years after commissioning.

### 1.3 The Site

1.3.1 The ‘Site’ is located to the north-west of the town of St Neots, and is across two administrative areas; Bedford Borough Council (BBC) (a unitary authority)

and Huntingdonshire District Council (HDC) (a two-tier authority with Cambridgeshire County Council). The Site location is shown on **ES Vol 3 Figure 1-1: Site Location [APP-120]**. The Site area extends to approximately 773 hectares (ha).

1.3.2 With reference to **ES Vol 3 Figure 1-2: Site References [APP-120]**, for ease of reference the Site has been sub-divided into East Park Sites A to D, in which all of the above ground infrastructure proposed as part of the operational Scheme would be located (excluding works to National Grid's Eaton Socon Substation). The Order limits also cover land outside of East Park Sites A to D which will be required for access, cabling, and the grid connection to the Eaton Socon Substation. East Park Sites A to D can be described as follows:

- **East Park Site A** – covering land west of the B660 between Pertenhall and Swineshead at the western end of the Site. East Park Site A comprises arable fields located to the north, west and east side of a small hill that lies between Pertenhall and Riseley. East Park Site A lies either side of the Pertenhall Brook, with access proposed from the B660 to the east.
- **East Park Site B** – covering land between Pertenhall, Keysoe, and Little Staughton. East Park Site B comprises arable fields located north of an elevated ridgeline which runs between Keysoe and Little Staughton. East Park Site B is crossed by a number of small watercourses, with access proposed from the B660, Great Staughton Road, Little Staughton Road, and an unnamed road between Little Staughton and Great Staughton Road.
- **East Park Site C** – covering land south of Great Staughton. East Park Site C comprises arable fields located south of the River Kym, with access proposed from Moor Road to its south-eastern boundary, and from Little Staughton Road to the north-west.

- **East Park Site D** – covering land around Pastures Farm between Great Staughton and Hail Weston. East Park Site D comprises arable fields with access proposed via a new access from the B645.

1.3.3 With reference to **ES Vol 3 Figure 1-2: Site References [APP-120]**, there are three linear corridors proposed for underground cabling that connect the different parts of the Site and provide a grid connection to the Eaton Socon Substation. These are identified as:

- **Cable Corridor** – Site B to Site C – which connects Site B to Site C across an unnamed road and arable fields.
- **Cable Corridor** – Site C to Site D – which connects Site C to Site D across Moor Road and an arable field.
- **Grid Connection** – Site D to Eaton Socon Substation – which connects Site D to the Eaton Socon Substation and crosses open arable fields, the Duloe Brook, and Duloe Road and Bushmead Road.

## 1.4 Status of the SoCG

1.4.1 This SoCG is a ‘live’ document that will be updated and amended as the Examination phase progresses. It identifies the matters relating to the Scheme that have been agreed between the parties, the matters under discussion, together with other matters not agreed. It is intended that it will be finalised and signed by the Applicant and NGET as requested by the Examining Authority during the Examination of the submitted application.

## 1.5 Structure of the SoCG

1.5.1 This SoCG is structured as follows:

- Section 2.0 – provides a summary of consultation undertaken with NGET; and
- Section 3.0 – sets out whether matters are ‘agreed’, ‘under discussion’, or ‘not agreed’.

1.5.2 A signing sheet between the Applicant and NGET is provided at Appendix A.

## 2.0 ROLE OF NATIONAL GRID ELECTRICITY TRANSMISSION IN DCO PROCESS AND SUMMARY OF CONSULTATION

### 2.1 Role of NGET

2.1.1 NGET is the owner and operator of the high voltage transmission network across the UK. NGET own and operate the Eaton Socon 400 kV Substation, Eaton Socon 132 kV Substation, overhead lines and associated infrastructure within the vicinity of those substations. NGET is also the owner of some land in the vicinity of those substations.

2.1.2 NGET is a statutory undertaker within the meaning of sections 127 and 138 of the Planning Act 2008.

### 2.2 Summary of Consultation Undertaken

2.2.1 The SoCG has been informed by the meetings summarised in Table 1 below:

**Table 1: Consultation between the Applicant and NGET**

Date	Method of Consultation	Points of Discussion
23/07/2024	Virtual meeting	Meeting in relation to NGET's substation development.
11/11/2024	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
11/12/2024	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
07/04/2025	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
14/05/2025	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.

Date	Method of Consultation	Points of Discussion
13/06/2025	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
13/08/2025	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
10/09/2025	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
08/10/2025	Virtual meeting	Meeting to discuss the DCO Order limits around the NGET substation, focusing on balancing land take against the need for design flexibility to accommodate National Grid's future works. NGET reviewed the Applicant's approach and indicated support for it.
10/11/2025	Virtual meeting	General meeting to discuss status of East Park Energy and NGET's substation development.
23/12/2025	Email correspondence	Correspondence from Addleshaw Goddard (NGET's solicitors) to Burges Salmon (Applicant's solicitors) to provide copy of NGET's Protective Provisions
16/02/2026	Email correspondence	Correspondence from Addleshaw Goddard to Burges Salmon to request an update on NGET's Protective Provisions
16/02/2026	Email correspondence	Correspondence from Burges Salmon to Addleshaw Goddard to provide an update on NGET's Protective Provisions
06/03/2026	Email correspondence	Correspondence from Addleshaw Goddard to Burges Salmon to request an update on NGET's Protective Provisions
17/03/2026	Email correspondence	Correspondence from Burges Salmon to Addleshaw Goddard to provide an update on NGET's Protective Provisions

Date	Method of Consultation	Points of Discussion
17/03/2026	Email correspondence	Correspondence from Addleshaw Goddard to Burges Salmon regarding NGET's Protective Provisions
26/03/2026	Email correspondence	Correspondence from Burges Salmon to Addleshaw Goddard regarding NGET's Protective Provisions and the Statement of Common Ground
01/04/2026	Email correspondence	Correspondence between Addleshaw Goddard and Burges Salmon regarding the Statement of Common Ground
02/04/2026	Email correspondence	Correspondence from Addleshaw Goddard to Burges Salmon regarding the Statement of Common Ground
07/04/2026	Email correspondence	Correspondence between Addleshaw Goddard and Burges Salmon regarding the Statement of Common Ground
09/04/2026	Email correspondence	Correspondence from Burges Salmon to Addleshaw Goddard regarding the Statement of Common Ground
21/04/2026	Email correspondence	Correspondence from Burges Salmon to Addleshaw Goddard regarding the Statement of Common Ground
22/04/1016	Email correspondence	Correspondence from Addleshaw Goddard to Burges Salmon regarding the Statement of Common Ground
23/04/2026	Email correspondence	Correspondence between Addleshaw Goddard and Burges Salmon regarding the Statement of Common Ground
27/04/2026	Email correspondence	Correspondence between Addleshaw Goddard and Burges Salmon regarding the Statement of Common Ground

## 3.0 MATTERS OF AGREEMENT AND DISAGREEMENT

### 3.1 Introduction

3.1.1 The matters covered by the SoCG on which agreement between the parties has been sought include (but are not necessarily limited to) the following matters as requested in Annex F of the Examining Authority's **Rule 6 Letter [PD-005]**:

- Agreement on connection;
- The draft Development Consent Order; and
- Compulsory acquisition and temporary possession provisions.

3.1.2 The matters that have been agreed, are under discussion, or are not agreed between the Applicant and NGET are set out in Table 2.

**Table 2: Position between the Applicant and National Grid Electricity Transmission on matters of discussion / consultation**

Ref.	Summary of Matter	NGET Position	Applicant Position	Status
<b>Topic: Other Consents and Licences</b>				
001	The Applicant's connection agreement.	The NGET notes that the Applicant has a current signed connection agreement with NGET with a connection date of October 2028, subject to the Connections Reform process. NGET will continue to engage with the Applicant with regards to the future Eaton Socon Substation development and its connection into the National Grid	<p>The Applicant has the benefit of a connection agreement with NGET, with a connection date of October 2028 and a backstop date of October 2030.</p> <p>The Applicant notes that the expected connection works have changed since the original connection offer was made due to NGET's planned works at the Eaton Socon Substation. The Applicant would welcome any additional flexibility required by NGET provided that its connection rights are protected irrespective of NGET's future Eaton Socon Substation development.</p>	Under discussion
<b>Topic: Draft Development Consent Order</b>				
002	The Articles and Schedules of the draft DCO	NGET's position on the articles and schedules contained in the draft DCO are subject to inclusion of sufficiently robust Protective Provisions for the protection of its existing and future apparatus and interests.	The Applicant considers that the articles and schedules contained in the draft DCO are appropriate, subject to agreement being reached on the form of Protective Provisions to be included for the protection of NGET.	Under discussion
003	The Applicant's approach to Protective Provisions.	NGET requires robust Protective Provisions to be included within the draft DCO for the Scheme. These provisions must ensure that all NGET assets, both existing and any	The parties are currently in negotiation regarding the form of Protective Provisions to be included in the draft DCO for the protection of NGET. It is anticipated that these protective	Under discussion

Ref.	Summary of Matter	NGET Position	Applicant Position	Status
		<p>anticipated future assets, are adequately protected and that all works comply with relevant safety standards. There is clear precedent for the protection of future assets within DCOs, including the Protective Provisions secured by NGET in the Awel Y Mor and Mona DCO and those agreed with the undertaker in relation to the Outer Dowsing Offshore Wind DCO, which is awaiting the Secretary of State's decision.</p> <p>NGET is liaising with the Applicant in relation to such Protective Provisions.</p>	<p>provisions will be agreed during the course of the Examination. The draft DCO can be amended to include the agreed Protective Provisions in due course.</p>	
<p><b>Topic: Compulsory Acquisition</b></p>				

Ref.	Summary of Matter	NGET Position	Applicant Position	Status
004	The Applicant's approach to compulsory acquisition.	<p>NGET is required, through conditions attached to the electricity transmission Licence and under statutory and regulatory frameworks, to maintain network integrity and safeguard customer supplies. NGET firmly objects to the use of compulsory acquisition powers over its land, as such actions would prevent NGET from discharging its statutory duties and fulfilling its transmission licence obligations as set out by OFGEM.</p> <p>Where the Applicant seeks powers of compulsory acquisition over NGET land, or land in which NGET holds rights or apparatus, the Protective Provisions must require the Applicant to obtain NGET's prior written consent to the exercise of such powers. This protection is critical not only for existing assets but also for land and rights required for NGET's future infrastructure to ensure NGET is not impeded in the delivery of its statutory functions. It should be noted, however, that it is standard practice for voluntary agreements to be entered into between NGET and applicants rather than consent for use of acquisition powers.</p>	<p>The land around the Eaton Socon substation (sheet 14 of the Land and Crown Plans [APP-008]) is largely owned by NGET and is needed to connect the Scheme to the National Grid.</p> <p>The Applicant and NGET are working together to identify the exact point of connection. However, to date NGET has been unable to confirm this. For this reason, the Applicant seeks to acquire new rights compulsorily under the draft DCO in relation to land surrounding and within National Grid's substation in order to ensure the deliverability of the Scheme.</p> <p>The Applicant confirms that the relevant powers to acquire new rights compulsorily under the draft DCO in relation to land surrounding and within National Grid's substation have been included in the draft DCO as a default option (to ensure the deliverability of the Scheme, as noted).</p> <p>The Protective Provisions will require the Applicant to obtain NGET's prior written agreement (such agreement not to be unreasonably withheld or delayed) prior to the exercise of such powers in relation to NGET land or apparatus.</p> <p>The Applicant and NGET will continue to work together throughout Examination to agree appropriate and proportional Protective Provisions. In addition to this, once the point of connection has been confirmed, the Applicant will limit the exercise of compulsory acquisition</p>	Under discussion

Ref.	Summary of Matter	NGET Position	Applicant Position	Status
			<p>powers to the plots required to ensure connection.</p> <p>It is considered that the interference with the rights of those with an interest in the land is legitimate, necessary and proportionate, and that the Applicant has a clear idea of how the acquired land and rights would be used.</p>	

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## APPENDIX A

### BSSL Cambsbed 1 Ltd

Name:

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Signature:

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Position:

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On behalf of:

BSSL Cambsbed 1 Ltd

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Date:

.....

### National Grid Electricity Transmission

Name:

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Signature:

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Position:

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On behalf of:

National Grid Electricity Transmission

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Date:

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