



Great North Road Solar and Biodiversity Park

Statement of Common Ground with National Grid Electricity Transmission
plc

Document Reference – EN010162/APP/8.7A

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The Infrastructure Planning (Examination Procedure) Rules 2010



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Revision History

Revision	Revision Date	Authorised By	Position	Comment
Issue 1	5 th December 2025	Elena Sarieva	Head of Planning	For NGET Review
Issue 2	15 th January 2026	Elena Sarieva	Head of Planning	For NGET Review

1 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared to support an application (the Application) for a Development Consent Order (DCO) from the Secretary of State (SoS) for Energy Security and Net Zero under Section 37 of the Planning Act 2008 (PA 2008) for the proposed Great North Road Solar and Biodiversity Park Development (the Development). The Application has been submitted by Elements Green Trent Limited (the Applicant).
- 1.1.2 This SoCG has been produced to confirm to the Examining Authority (ExA) where agreement has been reached between the Parties, and where agreement has not (yet) been reached.
- 1.1.3 SoCGs are an established means in the planning process of allowing all Parties to identify and focus on specific issues that may need to be addressed during the examination. This SoCG will be revised and updated as discussions between the Parties progress during the Examination.

1.2 PARTIES TO THIS STATEMENT OF COMMON GROUND

- 1.2.1 This SoCG has been prepared by (1) Elements Green Trent Limited as the Applicant and (2) National Grid Electricity Transmission plc (collectively, 'the Parties').

1.3 TERMINOLOGY

- 1.3.1 In the table in the Issues section of this SoCG:
- "Agreed" (Green) indicates where the issue has been resolved;
 - "Under discussion" (Amber) indicates where a matter is the subject of ongoing discussion; and
 - "Not Agreed" (Red) indicates a final position.
- 1.3.2 Where National Grid Electricity Transmission plc expresses agreement, it does so only in so far as it has considered the issue with regards to its statutory remit and on the basis of the information provided by the Applicant. Agreement is offered without prejudice to the submissions of other interested Parties who may have greater knowledge of technical or site-specific issues.

1.4 RECORD OF RELEVANT CORRESPONDENCE

- 1.4.1 The Applicant has undertaken consultation and engagement with National Grid Electricity Transmission plc throughout the development of the Application. The Applicant consulted National Grid Electricity Transmission plc in accordance with Section 42 of the PA 2008, about the Development and environmental impact assessment as part of the formal pre-application consultation and publicity procedures. This process afforded National Grid Electricity Transmission plc the opportunity to provide responses to the information provided at various stages of the pre-application process.

2 CURRENT POSITION OF THE APPLICANT AND NGET

2.1 PROTECTIVE PROVISIONS

Table 2-1 Protective Provisions

Ref	Relevant Document	Description of Matter	Applicant's Position	NGET's Position	Status
2.1.1 , WR 1.10-1.13	RR, WR	Protective Provisions on existing NGET infrastructure	<p>The Applicant and NGET met on 15 January 2026 and had a productive conversation on the interfaces between the Development and NGET's future and existing infrastructure. The Applicant and NGET have made good progress in resolving the matters raised. Both parties are confident that the issues will be resolved in advance of the end of the Examination.</p> <p>The Applicant is not seeking to acquire land which is in the ownership of National Grid Electricity Transmission Plc (NGET). It's operational land at the Staythorpe substation is expressly excluded from acquisition (Plot 1/10 on sheet 1 of the Land Plans [EN010162/APP/2.2B] [REP1-</p>	<p>The Applicant is seeking temporary and permanent rights over several plots containing NGET existing infrastructure, including parcels 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 2/1, 2/2, 2/5, 2/6, 2/7, 2/8, 2/9, 2/10, 2/11, 2/16, 2/17, 2/18, 2/19, 2/20, 2/21, 2/22, 2/23, 2/24, 2/25, 2/26, 2/28, 2/29, 2/31, 2/37, 2/38, 2/40, 2/41, 2/42, 2/43, 2/44, 2/47, 3/1, 3/4, 3/5, 3/6, 3/11, 3/12, 3/13, 4/1, 4/8, 4/9, 4/14, 4/16, 5/1, 6/2, 6/3, 11/5, 11/22, 11/23, 13/3, 13/4, 13/19, 13/20, 13/21, 19/2, 19/7, 19/8, 19/23, 19/25, 19/36, 19/49, 25/7, 25/8, 25/15, 26/7, 26/8, 27/39, 28/1, 29/7, 29/8,</p>	Under discussion

Ref	Relevant Document	Description of Matter	Applicant's Position	NGET's Position	Status
			<p>004] is shaded yellow on the land plans (land not subject to compulsory acquisition or temporary use) and the power to compulsorily acquire land in respect of that Plot has been excluded pursuant to Article 22(3) of the Draft Development Consent Order [EN010162/APP/3.1C]. Section 127(2) of the Planning Act 2008 does not therefore apply.</p> <p>The Applicant does seek compulsory acquisition powers over land in NGET's ownership by way of the acquisition of new rights and/or the imposition of restrictive covenants as follows:</p> <ul style="list-style-type: none"> - Plots 1/9 and 1/10 - Cable Rights and Cable Restrictive Covenant for the purposes of Work No.6 (National Grid Substation) - Plot 1/11 – Access Rights for the purposes of Work No. 8 (Access) <p>As explained in paras 11.2.4-11.2.8 of the Statement of</p>	<p>29/12, 31/21, 32/1, 32/2, 32/3, 32/4, 32/5, 32/6, 32/7, 32/8, 32/9, 32/24, 32/26, 32/31, 32/36, 32/37, 34/4, 34/5, 34/6, and 37/1 of the Land Plans and referenced in the draft Order as Work Area 2, 6, and 8.</p> <p>1.10 NGET owns and operates substations and multiple 400 kV overhead lines that are located within and in close proximity to the Order Limits for the Project. These assets form an essential part of the electricity transmission network in England and Wales. The details of the electricity assets are as follows:</p> <p>(a) Staythorpe 1B 132 kV Substation</p> <p>(b) Staythorpe 1C 132 kV Substation</p>	

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			<p>Reasons [EN010162/APP/4.1] [APP-010] the Applicant has concluded an option agreement for easement with NGET in relation to these land parcels, however the land parcels are retained in the Draft Development Consent Order [EN010162/APP/3.1C] to ensure that the Applicant is able to overcome any third party interests in the land. Protection for NGET is included within the terms of the option agreement and the protective provisions in Part 1 of Schedule 13 to the Draft Development Consent Order [EN010162/APP/3.1C]. The Applicant does not consider that NGET will suffer serious detriment to the carrying on of its undertaking as a result of the compulsory acquisition of rights and restrictive covenants over land or powers of temporary possession. The test set out in section 127(6) of</p>	<p>(c) Staythorpe 400 kV Substation (d) Associated overhead and underground apparatus including cables Overhead Lines (e) ZDF 400 kV OHL (i) Cottam- Staythorpe 1 (ii) High Marnham-Stoke Bardolph (f) ZDA 400 kV OHL (i) Cottam- Grendon (ii) Cottam- Staythorpe 2 (g) KK 25 kV OHL (i) Newark BR – Staythorpe B (h) 4ZV 400 kV OHL (i) Chesterfield- High Marnham 1 (ii) Chesterfield- High Marnham 2 (i) ZD 400 kV OHL (i) High Marnham – Stoke Bardolph (ii) Ratcliffe- Staythorpe Cable Apparatus (j) Cable Fibre- 6789 (k) Cable Fibre- 4826</p>	

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			<p>the 2008 Act is therefore satisfied.</p> <p>NGET has a number of category 2 interests (easements, rights and restrictive covenants) in respect of its apparatus within the Order Land. The Applicant does not currently envisage any changes to any of NGET's electrical equipment.</p> <p>Article 33 of the Draft Development Consent Order [EN010162/APP/3.1C] which permits the Applicant to extinguish relevant rights or relocate the relevant apparatus of statutory undertakers is subject to the provisions of Schedule 13 which contain protective provisions for the benefit of statutory undertakers' assets and which ensure that NGET's interests will be safeguarded. The test in section 138 of the 2008 Act is therefore satisfied.</p> <p>The Applicant has been engaging with NGET with</p>	<p>1.11 As a responsible statutory undertaker, NGET must meet its statutory obligations and ensure that any development does not adversely affect its ability to meet those obligations. As such, NGET has a duty to protect its position in relation to infrastructure and land which is within or in close proximity to the draft Order Limits.</p> <p>1.12 NGET's rights to retain its apparatus in situ and rights of access to inspect, maintain, renew and repair such apparatus located within or in close proximity to the Order Limits must be maintained at all times and access to inspect and maintain such apparatus must not be restricted.</p> <p>1.13 The NETS is itself nationally significant infrastructure and a highly valuable national resource. It</p>	

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			<p>regard to the issues raised in their Relevant Representation.</p> <p>The Draft Development Consent Order [EN010162/APP/3.1C] includes adequate protection for NGET in Part 1 of Schedule 13 of the draft Order (Protective Provisions for the protection of electricity, gas, water and sewerage undertakers) in line with standard protective provisions for these undertakers, in accordance with the Planning Inspectorate Advice Note Fifteen: drafting Development Consent Orders.</p> <p>The Applicant continues to engage with NGET to address the points in its Relevant Representation, including negotiating bespoke Protective Provision for the benefit of NGET should that be considered appropriate through the course of technical discussion with NGET and is confident that the points raised</p>	<p>is the system that transports vital electricity to homes and businesses across England and Wales. Connections to it are essential if the Government's ambition for the UK to accelerate its transition from fossil fuel generation to renewable energy is to be achieved. It is therefore vital that the NETS receives the highest degree of protection in the draft DCO. NGET requires protective provisions ("PPs") to ensure that the NETS is adequately protected and to ensure compliance with relevant safety standards. NGET is liaising with the Applicant in relation to such PPs, along with any supplementary agreements which may be required.</p> <p>1.14 In addition to the existing infrastructure set out above, NGET is proposing to bring forward other projects in the area which have the</p>	

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			can be resolved before the end of the examination period.	potential to interact with the Project.	
2.1.2	RR WR 1.5-1.11	Protective Provisions on future NGET infrastructure	<p>The Applicant has only recently been informed by NGET of the potential for overlap of the Development with works proposed by NGET. The Applicant seeks clarity on the location of the potential interface and the anticipated programme for NGET's works, and it has requested meetings to progress discussions.</p> <p>The Applicant and NGET met on 15 January 2026 and had a productive conversation on the interfaces between the Development and NGET's future and existing infrastructure. The Applicant anticipates that agreement can be reached on a suitable solution before the end of examination based on the information given by NGET in the meeting on 15 January 2026.</p>	<p>The proposed Order limits overlap with or are in close proximity to land on which NGET already has infrastructure which is in the early stages of development but is planned to be upgraded in the near future. This will include the overhead line being reconducted (new conductor wires) and replacement of other fittings and tower parts (subject to obtaining the necessary consents and land rights). This would also include existing agreed easements for maintenance of the line along with any potential new accesses that may be required. These works are known as -</p> <ul style="list-style-type: none"> • Uprating of existing high voltage electricity transmission lines 400kV OHL Cottam – Staythorpe 1 	Under discussion



Ref	Relevant Document	Description of Matter	Applicant's Position	NGET's Position	Status
			<p>Paragraph 1.17 of NGET's written representation points to NGET's relevant representation as containing details of the interfaces between the proposed SCRE/WRRE works and the proposed Development, but no such details are provided in NGET's relevant representation.</p> <p>Currently, the only information available to the Applicant on NGET's SCRE/WRRE proposal is the brief summary in NGET's written representation and its relevant representation, and a publicly available summary of SCRE/WRRE dated December 2024 (NationalGrid: RIIO-T3 Major Projects EJP Summary SCRE (COTT4-STAY4) and WRRE (WBUR4 – RATS4) OHL) which states that development was to due begin in Q1 2025. In the meeting between NGET and the Applicant on 15 January 2026, NGET disclosed further information on the anticipated</p>	<p>– High Marham – Stoke Bardolph and 400kV OHL – High Marnham – West Burton also known as SCRE/WRRE Project</p> <p>The SCRE/WRRE project are in early stages of development but it is essential that the Great North Road Solar and Biodiversity Park proposed works do not interfere with NGET's access and ability to undertake essential works to this existing overhead line. The proposals are part of NGET's Great Grid Upgrade – the largest overhaul of the grid in generations. NGET infrastructure projects across England and Wales are connecting additional renewable energy to homes and businesses and therefore NGET must ensure adequate projection for its future projects both in terms of protection for future assets and future land and</p>	

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			<p>programme and works for SCRE/WRRE and has agreed to provide further information to the Applicant in due course.</p> <p>At present, NGET has not provided sufficient detail to confirm whether SCRE/WRRE would be classed as a Nationally Significant Infrastructure Project or Critical National Priority project, and the Applicant is not aware of any application for development consent having been made for SCRE/WRRE. The Applicant understands from the meeting with NGET on 15 January 2025 that SCRE/WRRE is intended to be taken forward with the benefit of a Compulsory Purchase Order (CPO) and awaits further detail to be provided by NGET which inform ongoing discussions in respect of the co-existence of the Development and the proposed SCRE/WRRE development.</p>	<p>rights for the delivery of these projects.</p> <p>1.16 Based on information currently available, NGET has identified potential interfaces between the Project and proposed NGET infrastructure projects as part of its Great Grid Upgrade. The proposed project identified to date as being within or within close proximity to the proposed Order limits is the uprating of existing high voltage electricity transmission lines 400kV OHL Cottam – Staythorpe 1 – High Marham – Stoke Bardolph and 400kV OHL – High Marnham – West Burton also known as SCRE/WRRE Project.</p> <p>1.17 The details of this proposed project, and the potential interfaces with the Project, are more fully set out in NGET's Relevant Representation. These can</p>	

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			<p>The Applicant requires provision by NGET of the details of and a plan showing the SCRE/WRRE proposal to allow the Applicant to consider the interfaces with the Development. The Applicant has requested further information in correspondence with NGET and reiterates that this information is required to enable discussions to progress. NGET agreed to provide this information in the meeting of 15 January 2025.</p> <p>NGET refers to a key concern for the potential cumulative effects of SCRE/WRRE and the Development (paragraph 1.21). Given the Applicant is not aware of any application being made for development of the SCRE/WRRE proposal, it is unclear how this is proposed to be considered or the cumulative effects that are of concern to NGET.</p>	<p>be summarised as follows: (a) SCRE (South-Cottam–Staythorpe Reinforcement Ex Works) focuses on uprating the existing 400 kV overhead line (OHL) between Cottam and Staythorpe 1. (b) WRRE (West Burton–Retrofitting & Reinforcement Ex Works) covers uprating the 400 kV OHL circuits between West Burton–High Marnham, High Marnham–Stoke Bardolph, and Ratcliffe-on-Soar–Stoke Bardolph.</p> <p>1.18 Reinforcement includes reconductoring and uprating thermal capacity to enhance power flow from High Marnham substation. The SCRE/WRRE Project enables ~2.5GW additional connection capacity for new renewable generation.</p>	

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			<p>NGET has further provided proposed wording for a provision to be included in the Protective Provisions for NGET in the draft DCO at paragraph 1.22 of its written representation. However, this proposal has not previously been shared with the Applicant and is not included in the proposed Protective Provisions which are 'set out in full' in Appendix 2 to NGET's written representation. Clarity is sought from NGET on the scope of the 'full set' of Protective Provisions it requires. The Applicant considered and provided a response to NGET on 12 December 2025 on the set of preferred Protective Provisions that NGET previously issued to the Applicant in correspondence.</p> <p>The Applicant will continue to work collaboratively with NGET on its future proposals.</p>	<p>1.19 The Proposed NGET Projects are nationally significant infrastructure projects which will be brought forward via DCOs. The Proposed NGET Project is a project of Critical National Priority ("CNP") as defined by NPS EN-1 and NPS EN-5. It is therefore vital to achieve the UK's energy objectives, together with the national security, economic, commercial, and net zero benefits.</p> <p>1.20 It is essential to avoid as far as possible any conflict arising between the carrying out, maintenance and operation of the Project and the carrying out, maintenance and operation of the Proposed NGET Project. NGET considers that the PPs must make provisions for this.</p>	

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				<p>1.21 A key area of concern for NGET is the likelihood of the potential cumulative effects of the construction of the Project and the Proposed NGET Projects (together with any other projects during the same time period).</p> <p>1.22 The PPs proposed by NGET would require the Applicant to use reasonable endeavours to avoid conflict between the Project and the Proposed NGET Projects, as follows: Without limiting any other provision of this Part of this Schedule, the undertaker must use reasonable endeavours to avoid any conflict arising between the carrying out, maintenance and operation of the authorised development and the Proposed NGET Projects . For the purposes of this paragraph, "reasonable</p>	

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				endeavours" means – (a) undertaking consultation with National Grid Electricity Transmission Plc on detailed design and programming of works for the authorised development, taking into account such reasonable representations as National Grid may provide in relation to proposed plans and timetables and ensuring the plans as submitted for approval under the requirements do not unreasonably impede or interfere with the construction of the Proposed NGET Projects; (b) having regard to the anticipated programme of works for the Proposed NGET Projects and facilitating a co-ordinated approach to construction programming, land assembly, and the carrying out of works in connection with the authorised development and	



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				<p>the Proposed NGET Projects where reasonably possible; (c) undertaking consultation on the detailed design and programming of the authorised development to ensure that the design and programme for the authorised development does not unreasonably impede or interfere with the NGET Projects; (d) where possible, undertaking the placing of ducting or making provision for the Proposed NGET Projects; and (e) providing a point of contact for continuing liaison and co-ordination throughout the construction and operation of the authorised development.</p> <p>1.23 As can be seen, the wording generally requires cooperation and collaboration between the parties. The inclusion of these provisions will ensure</p>	

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				<p>a clear framework for managing coordination between different NSIPs and help to ensure that all projects can be brought forward in an efficient manner. NGET's proposed PPs are set out in full in Appendix 2.</p> <p>1.24 There is clear precedent for NGET' proposed approach in the Awel Y Mor Offshore Wind Farm DCO, which was granted development consent on 20 September 2023. The protective provisions secured in the AYM DCO ensured the protection of existing and future NGET infrastructure at the Bodelywddan substation. In that case, NGET was bringing forward a project to upgrade the existing Bodelwyddan substation comprising extending the substation itself as well as</p>	



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				<p>associated overhead line works to the south of the existing substation to enable the connection of multiple projects in this location. The AYM DCO project was just one of the connecting projects and therefore specific protective provisions were included in the AYM DCO to avoid those future NGET works from being prejudiced by the AYM DCO project. As such, NGET will seek a form of protective provisions based on those included in the AYM DCO.</p> <p>1.25 NGET requests that the Applicant continues to engage with it in relation to how the Applicant's works pursuant to the Order (if made) will ensure protection for those proposed NGET assets, along with facilitating all future access and other rights as are necessary to allow NGET to properly</p>	

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				<p>discharge its statutory obligations. NGET will continue to liaise with the Applicant in this regard with a view to concluding matters as soon as possible during the DCO Examination and will keep the Examining Authority updated in relation to these discussions.</p>	
WR 1.30 – 1-32	RR, WR	Compulsory Acquisition	<p>The Applicant will continue to work with NGET regarding the draft protective provisions wording but it first requires clarity on the NGET future works referred to above.</p> <p>While NGET has made reference to other DCOs concerning the Protective Provisions it has requested in relation to both existing and future NGET infrastructure (such as Sheringham Shoal and Dudgeon Extensions Offshore Wind Farm DCO, Rampion 2 Offshore Wind Farm</p>	<p>Where the Applicant seeks powers of compulsory acquisition over NGET land or rights, the Protective Provisions must provide that the Applicant may only exercise such powers with NGET's consent.</p> <p>1.30 In order to prevent serious detriment to the carrying on of NGET's undertaking, protective provisions in the DCO must prevent the exercise of compulsory powers by the Applicant without NGET's</p>	Under discussion

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			<p>Extension Project Development Consent Order and Awel Y Mor Offshore Wind Farm DCO), the Planning Inspectorate Guidance on the content of a Development Consent Order required for a Nationally Significant Infrastructure Project published on 30 April 2024 is clear that Protective Provisions “<i>must be adapted as necessary so they accurately reflect the proposed development</i>” (paragraph 12). Accordingly, the Applicant reiterates that it requires full details of NGET’s proposed future project and further engagement from NGET on the Development to reach agreement on suitable Protective Provisions.</p> <p>As previously noted, the Applicant is not opposed in principle to provision for SCRE/WRRE, but requires details of the SCRE/WRRE proposal to progress this discussion.</p>	<p>consent. Allowing NGET to exercise control over the use of powers of compulsory acquisition will enable it to ensure that serious detriment does not occur. The restriction proposed by NGET is well-precedented and appears in NGET's protective provisions in almost all DCOs, as well as protective provisions in favour of other statutory undertakers such as Network Rail.</p> <p>1.31 NGET's proposed PPs provide that whenever NGET's consent, agreement or approval is required for the taking of any action by the Applicant, this must not be unreasonably withheld or delayed. To the extent that the Applicant considers a refusal by NGET to agree to the use of powers of compulsory acquisition to be unreasonable (which NGET considers to be extremely</p>	

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				<p>unlikely), it would be able to use the arbitration procedure in the DCO to resolve the dispute. NGET submits that this represents a reasonable balance between the interest of the Applicant and the protection of NGET's undertaking.</p> <p>1.32 The Secretary of State for Energy Security and Net Zero's decision on the Rampion 2 Offshore Wind Farm Extension Project Development Consent Order ("R2DCO") provides a recent precedent for this approach. A restriction on the use of powers of compulsory acquisition was included at paragraph 5 of Part 3 of Schedule 10 of the R2DCO. Similar provisions have also previously been included by the Secretary of State in the Sheringham and Dudgeon DCO.</p>	

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WR 1.26 - 1.29	WR	Policy Support	<p>The Applicant wishes to clarify that paragraph 2.8.34 of EN-3 and paragraph 2.14.2 of EN-5 relate to offshore-onshore transmission and is therefore not relevant to the Development which is an onshore solar project or NGET's SCRE/WRRE proposal based on the information provided by NGET.</p>	<p>1.26 The co-operation and co-ordinations requirements sought by NGET in its proposed PPs reflect national policy, as set out in the National Policy Statements for Energy.</p> <p>1.27 Overarching National Policy Statement ("NPS") for Energy EN-1 states that "[t]o support the achievement of the transition to net zero, government is accelerating the co-ordination of the development of the grid network to facilitate the UK's net zero energy generation development" (para 4.11.3).</p> <p>1.28 This is reflected in the NPS for Renewable Energy Infrastructure EN-3 which states at paragraph 2.8.34 that "a more co-ordinated approach to offshore-onshore transmission is required" and EN-5, at paragraph 2.14.2, which states that applicants should</p>	Under discussion



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				<p>demonstrate that “the construction planning for the proposals has been co-ordinated with that for other similar projects in the area on a similar timeline”.</p> <p>1.29 The Energy NPSs are therefore strongly supportive of NGET's proposed approach</p>	

3 SIGNATURES

3.1.1 The above SoCG is agreed between the Applicant and National Grid Electricity Distribution (East Midlands National Grid Electricity Transmission plc) plc, as specified below.

Duly authorised for and on behalf of Elements Green Trent Limited	Name
	Job Title
	Date
	Signature

Duly authorised for and on behalf of National Grid Electricity Transmission plc	Name
	Job Title
	Date
	Signature
