



Great North Road Solar and Biodiversity Park

Statement of Common Ground with Network Rail Infrastructure Ltd

Document Reference – EN010162/APP/8.~~40A~~10B

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EP Rule 8(1)(e) Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010



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Revision History

| Revision | Revision Date | Authorised By | Position | Comment |
|----------|---------------|---------------|--------------------------------------------|---------------------|
| Issue 1 | 25/11/25 | ES | Head of Planning | Draft for comment |
| | 10/12/25 | JM | Associate (Pinsent Masons on behalf of NR) | Comments on Issue 1 |
| Issue 2 | 16/1/26 | ES | Head of Planning | D2 updates |

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) Network Rail (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 Network Rail 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 Network Rail throughout the development of the Application. The Applicant consulted Network Rail 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 Network Rail the opportunity to provide responses to the information provided at various stages of the pre-application process.

1.4.2 Table 1-1 identifies the discussions and correspondence that has taken place between the Parties to date.

Table 1-1 Record of Correspondence

| Date | Type (meeting, etc.) | Topic |
|------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/07/2025 | Email | The applicant reached out to Network to establish a framework of agreement regarding Protective Provisions. |
| 17/07/2025 | Email | Network Rail confirm the draft agreement has been passed onto their solicitors. |
| 22/09/2025 | Email Exchange | Network Rail request the details of EG's solicitors to begin discussion regarding the establishment of Protective Provisions. EG Obliges. |
| 9/11/2025 | Email | Network Rail provide a request for undertaking in order to commence official engagement. |
| 10/12/2025 | Email | Pinsent Masons (on behalf of NR issued comments on the SoCG) |
| 6/1/2026 | Email | Applicant issued NR with an undertaking and asked for comments on the draft PPs and details regarding land interest. Applicant is awaiting a reply. |
| 16/1/2026 | Email | Applicant issued Draft SoCG for sign-off |

1.4.3 It is agreed that this is an accurate record of the key meetings and consultation undertaken between the Parties in relation to the issues addressed in this SoCG.

2 CURRENT POSITION OF THE APPLICANT AND NETWORK RAIL

2.1 PROTECTIVE PROVISIONS

Table 2-1 Protective Provisions

| Ref | Relevant Document | Description of Matter | <u>Applicant's</u> Network Rail's Position | Network Rail's <u>Applicant's</u> Position | Status |
|-------|-------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 2.1.1 | Paragraph 3-4 RR | Protective Provisions | <p>The Applicant has been engaging with Network Rail Infrastructure Limited with regard to Whilst the issues raised in their Relevant Representation.</p> <p>The Applicant considers that Draft Development Consent Order [EN010162/APP/3.1C] submitted with the Application includes adequate protection for Network Rail Infrastructure Limited in Part 3 of Schedule 15 of the Draft Development Consent Order [EN010162/APP/3.1C] (Protective Provisions for the protection of railway interests), in line with their standard protective provisions in accordance with the Planning Inspectorate Guidance "Nationally Significant</p> | <p>Whilst The Applicant has been engaging with Network Rail Infrastructure Limited with regard to the Scheme issues raised in their Relevant Representation.</p> <p>The Applicant considers that Draft Development Consent Order [EN010162/APP/3.1C] submitted with the Application includes adequate protection for Network Rail Infrastructure Limited in Part 3 of Schedule 15 of the Draft Development Consent Order [EN010162/APP/3.1C] (Protective Provisions for the protection of railway interests), in line with their standard protective provisions in accordance with the Planning Inspectorate Guidance "Nationally Significant</p> | Under discussion |

| Ref | Relevant Document | Description of Matter | <u>Applicant's</u> Network Rail's Position | Network Rail's <u>Applicant's</u> Position | Status |
|-----|-------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| | | | <p>Infrastructure Projects – Advice Note Fifteen: drafting Development Consent Orders”. The Order Land Scheme does not include any land or land interest owned by Network Rail Infrastructure Limited and there is no direct interface between Network Rail Infrastructure Limited assets and the Development.</p> <p>Nonetheless, the Applicant continues within the Order limits, the Promoter proposes as part of the Scheme to carry out works in close proximity to engage with the Railway. On this basis Network Rail Infrastructure Limited wishes to address object to the making of the Order on the points in Network Rail Infrastructure Limited’s Relevant Representation and is confident ground that the points raised by Network Rail Infrastructure Limited can be resolved before proposed works might interfere with the end safe</p> | <p><u>Infrastructure Projects - Advice Note Fifteen: drafting Development Consent Orders”. The Order Land does not include any land or land interest owned by Network Rail within the Order limits, the Promoter proposes as part of the Scheme to carry out we Infrastructure Limited and there is no direct interface between Network Rail Infrastructure Limited assets and the Development.</u></p> <p><u>rks in close proximity to the Railway. On this basis Network Rail wishes to object to the making of the Order on the ground that the proposed works might interfere with the safe and efficient operation of the Railway.</u></p> <p><u>In order for Network Rail to be in a position to withdraw its objection Network Rail will require adequate protective provisions and/or requirements to be included within the Order and an agreement with the</u></p> | |

| Ref | Relevant Document | Description of Matter | <u>Applicant's</u> Network Rail's Position | Network Rail's <u>Applicant's</u> Position | Status |
|-----|-------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| | | | <p>and efficient operation of the examination period.<u>Railway.</u></p> <p><u>In order for Network Rail to be in a position to withdraw its objection Network Rail will require adequate protective provisions and/or requirements to be included within the Order and an agreement with the Promoter to ensure that the works for the Scheme are carried out in regulated manner to prevent adverse impacts to the Railway.</u></p> | <p>Promoter to ensure that the works for the Scheme are carried out in regulated manner to prevent adverse impacts to the Railway.<u>Nonetheless, the Applicant continues to engage with Network Rail Infrastructure Limited to address the points in Network Rail Infrastructure Limited's Relevant Representation and is confident that the points raised by Network Rail Infrastructure Limited can be resolved before the end of the examination period. On 21 January 2026, the Applicant issued a draft set of the Protective Provisions in favour of Network Rail for Network Rail's consideration and their comments are awaited.</u></p> | |

3 SIGNATURES

3.1.1 The above SoCG is agreed between the Applicant and Network Rail, 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 Network Rail Infrastructure Ltd | Name |
| | Job Title |
| | Date |
| | Signature |
