



Great North Road Solar and Biodiversity Park

Statement of Common Ground with Cadent Gas Ltd

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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
	5/12/25	RG	Solicitor (Partner) CMS on behalf of Cadent Gas	Comments on Issue 1
Issue 2	16/01/26	ES	Head of Planning	D2 Updates
Issue 3	11/2/26	ES	Head of Planning	D3 Updates
<u>Issue 4</u>	<u>25/3/26</u>	<u>ES</u>	<u>Head of Planning</u>	<u>D4 Updates</u>

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) Cadent Gas Ltd (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 Cadent Gas Ltd 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 Cadent Gas Ltd throughout the development of the Application. The Applicant consulted Cadent Gas Ltd 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 Cadent Gas Ltd 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
07/07/2025	Email	The Applicant reached out to Cadent Gas Ltd regarding the agreement of Protective Provisions
10/07/2025	Email	Cadent Gas Ltd confirmed receipt of request. EG's solicitors details shared to Cadent Gas Ltd to continue correspondence.
06/08/2025	Email	Cadent Gas Ltd's solicitors reached out to the Applicant's solicitors in respect of Protective Provisions
24/09/2025	Email	Cadent Gas Ltd provides the applicant with marked up Protective Provisions for the applicant to review.
01/10/2025	Email	The applicant returns the Protective Provisions to Cadent Gas Ltd with comments and an explanation of proposed changes.
03/10/2025	Email	Cadent Gas Ltd's solicitors return the Protective Provisions with comments and an explanation as to why the Applicant's proposed changes are not acceptable
09/10/2025	Email	The Applicant's solicitor provides comments on the Protective Provisions and an explanation of proposed changes.
28/10/2025	Email	A Technical Note outlining the proposed interaction between the two parties assets is provided by the applicant to Cadent Gas Ltd ahead of the meeting on the 10.11.2025.
10/11/2025	Meeting with legal teams to discuss	Meeting to discuss the impact of proposed works and Protective Provisions.

	Protective Provisions	
13/01/2026	Email	The Applicant's solicitors provides updated drafts of the Protective Provisions to Cadent Gas Ltd.
27/01/2026	Meeting with legal teams to discuss	Meeting to discuss the impact of proposed works and Protective Provisions.
28/01/2026	Email	Cadent Gas Ltd's solicitors provides updated drafts of the Protective Provisions to the Applicant (and exchange of emails on terms)
30/01/2026	Email	Applicant requesting details of the medium pressure gas main to ensure the most appropriate crossing methodology is proposed.
10/02/2026	Email	Cadent acknowledges the request and provides a holding response.
18/02/2026	Email	Applicant follows up the request as no information has been received.
<u>13/03/2026</u>	<u>Email</u>	<u>Exchange of documents to agree form of PPs</u>
<u>19/03/2026</u>	<u>Email</u>	<u>Exchange of documents to agree form of PPs</u>
<u>23/03/2026</u>	<u>Email</u>	<u>Exchange of correspondence to settle PPs. Confirmed PPs and Side Agreement settled</u>

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 CADENT GAS LTD

2.1 EFFECT ON EXISTING GAS APPARATUS AND OPERATIONS

Table 2-1 Effect on existing gas apparatus and operations

Ref	Relevant Document	Description of Matter	Cadent Gas Ltd's Position	Applicant's Position	Status
2.1.1	Paragraph 1 RR	Effect on existing gas apparatus and operations	<p>Current Position-at: <u>Cadent Gas confirmed to the Applicant that subject to the completion of a side agreement to secure confidential commercial matters the change made to the Protective Provision within the dDCO addresses this comment. This matter is therefore now agreed subject to the conclusion of the side agreement. Once that agreement is concluded, Cadent will update the examination..</u></p> <p>Deadline 3 Position: Section 127 of the Planning Act is engaged as land includes an interest in land (by virtue of section 159 of the Planning Act 2008) and Cadent has an interest in land as noted in the Book of Reference. Cadent's interest in land is pursuant to a statutory right under the Gas Act 1986.</p>	<p>Current Position: <u>The Applicant has settled an agreed form of Protective Provisions with Cadent, which are now included in the Draft Development Consent Order [EN010162/APP/3.1E] submitted at Deadline 4. The Applicant and Cadent have also entered into a Side Agreement.</u></p> <p>Deadline 3 Position: Cadent Gas Limited (CGL) does not own any land within the Order Land which is proposed to be compulsorily acquired . CGL have confirmed to the Applicant that the apparatus that is in situ in plot 2/2 is by virtue of an undocumented statutory licence under the Gas Act 1986. Accordingly, section 127 of the Planning Act 2008 is not engaged</p>	Under Discussion Agreed

Ref	Relevant Document	Description of Matter	Cadent Gas Ltd's Position	Applicant's Position	Status
			Cadent has gas pipelines and associated apparatus located within the order limits which are affected by works proposed, the extent to which is still being assessed and which may require diversions subject to the impact. Any proposed diversions have not yet reached detailed design stage and so the positioning, land rights and consents required for these gas diversions are not confirmed.	insofar as the <u>DCO Draft Development Consent Order [EN010162/APP/3.1D] [REP3-004]</u> does not seek power to compulsorily acquire any operational land in Cadent ownership.	

2.2 PROTECTIVE PROVISIONS

Table 2-2 Protective Provisions

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
<u>2.2.1</u> <u>2.1</u>	Paragraph 4 RR Paragraph 2.3 WR	DCO	The rights and restrictive covenants which the Applicant seeks to impose over Plot 2/2 are broad rights which if uncontrolled could lead to a significant impact on Cadent's relevant apparatus and could extend to the removal	GGL is listed in the Book of Reference [EN010162/APP/4.3B] <u>Current Position:</u> The Parties have reached agreement as to the form of <u>Protective Provisions as well as</u>	<u>Under Discussion</u> <u>Agreed</u>

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
			<p>of apparatus if unfettered and so without appropriate control section 138 of the Planning Act 2008 is engaged.</p> <p>Cadent's protective provisions include a paragraph (included in all DCOs which interact with Cadent) which regulates this compulsory acquisition process and which is required. The removal of this will not be agreed.</p> <p>Whilst the Applicant may not intend for the diversion of Cadent's apparatus, the protective provisions allow for this and provide for a process and to facilitate this and so this must be regulated.</p> <p>At this stage, Cadent is not satisfied that the DCO includes all land and rights required to accommodate such diversions as design studies will need to influence these requirements. Cadent will not decommission its</p>	<p><u>the terms of the Side Agreement.</u></p> <p><u>Deadline 3 Position:</u> <u>CGL is listed in the Book of Reference [EN010162/APP/4.3D][REP3-012][REP3-014]</u> as having a Category 2 Interest in Plot 2/2 in respect of apparatus over which the Draft Development Consent Order [EN010162/APP/3.4B]-1D][REP3-004] seeks the power to acquire rights in land by the creation of new rights (Cable Rights) and/ or the imposition of restrictive covenants (Cable Restrictive Covenant) in connection with Work no. 2 (Cable).</p> <p>Cadent is seeking Protective Provisions to restrict the Applicant's compulsory acquisition powers in respect of Cadent's land or land interests. However, such provisions are not necessary in circumstances where Cadent does not own nor have a land interest in the Order</p>	

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
			<p>existing apparatus and/or commission new apparatus until it has sufficient land and rights in land (to its satisfaction) to do so, whether pursuant to the DCO or otherwise. This is a fundamental matter of health and safety.</p> <p>Current Position at Current Position:</p> <p><u>Cadent Gas confirmed to the Applicant that subject to the completion of a side agreement to secure confidential commercial matters the change made to the Protective Provision within the dDCO addresses this comment. This matter is therefore now agreed subject to the conclusion of the side agreement. Once that agreement is concluded, Cadent will update the examination.</u></p> <p>Deadline 3 Position:</p> <p>The wording proposed in the Applicant's Outline CEMP demonstrates that there is no design certainty as to how the interaction with the Cadent assets will be undertaken; it</p>	<p>Land. Nor does it own a relevant right. The Applicant has invited Cadent to substantiate that it has a land interest in the Order Land to which compulsory acquisition powers could apply.</p> <p>The Applicant has been updated by CGL that the existing pipeline subsists pursuant to a statutory right under the Gas Act 1986. The Applicant has requested further information as to the depth of the pipeline.</p> <p>The Applicant is keen to agree a negotiated settlement with CGL regarding its 'relevant rights and/or relevant apparatus' (as defined in section 138 of the Planning Act 2008). However, to ensure project delivery the use of compulsory powers is being retained until such time as agreement is settled. The nature of the proposed works in Plot. 2/2 comprise the laying of the 400kV GNR cable connection from the GNR Substation (Work No. 5b) to the point of connection either at the Consented Staythorpe BESS</p>	



Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
			<p>preserves the ability for the Applicant to either undertake an HDD or trenched method of installation with both methods having the potential for different impacts on Cadent's assets.</p>	<p>(Work No. 7) or directly into National Grid (Work No. 6). The interface is at a single location, under the A617 at a point where a Cadent owned medium pressure gas pipeline runs alongside the A617. The cabling works will include a short run crossing of the Cadent gas line. The Outline CEMP has been updated to include the following commitment:</p> <p><i>"255. Cadent Gas have identified that a gas pipe is located along the A617. The Development may require an underground cable system to be installed across the pipeline. This crossing may use HDD at the crossing point, or an alternative suitable construction technique would be adopted, such as hand excavation. A detailed construction method statement for these works would be prepared by the Contractor and submitted to Cadent Gas for their approval prior to any relevant works commencing."</i></p>	

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
				<p>The Applicant has requested technical details and more information about the exact position and depth of the medium pressure gas main and is keen to continue working with Cadent in order to establish the most appropriate crossing methodology.</p> <p>The Development will not require the diversion of the Cadent gas pipeline therefore the Applicant will not need to re-grant any rights to CGL. Nor will CGL's right in respect of that apparatus be extinguished pursuant to Article 33 of the Draft Development Consent Order [EN010162/APP/3.4B]-1D] [REP3-004]. The powers sought over plot 2/2 do not therefore engage s. 138 of the Planning Act 2008.</p>	
<p>2.2.2 <u>2.1</u></p>	<p>Paragraphs 6-7 RR WR</p>	<p>Protective Provision</p>	<p><u>Current Position</u> The Parties have reached agreement as to the form of Protective Provisions and a Side Agreement. Once that agreement</p>	<p>The Applicant acknowledges and accepts that Article 33(b) of the draft DCO permits the removal, relocation or repositioning of Cadent's apparatus, but this is</p>	<p>Under Discussion Agreed</p>

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
			<p><u>is concluded, Cadent will update the examination.</u></p> <p><u>Deadline 2 Position:</u></p> <p>WR - The Applicant has included draft protective provisions for the benefit of Cadent at Part 7 of Schedule 13 to the draft DCO, however the draft DCO was submitted before there had been any engagement with Cadent on the protective provisions (as noted on the draft statement of common ground to be submitted by the Applicant at this Deadline 1) and it is not clear what the protective provisions included in the draft DCO were based on.. As a result, the protective provisions are not sufficient.</p> <p>Protective provisions for the benefit of Cadent's statutory undertakings have been included in a number of recently made DCOs, including The Viking CCS Carbon Dioxide Pipeline Order 2025 which came into force on 1 May 2025 and The Oaklands</p>	<p>subject to the operation of the <u>Current Position:</u> The Parties have reached agreement as to the form of <u>Protective Provisions and a Side Agreement.</u></p> <p><u>Deadline 2 Position:</u> The Protective Provisions in Part 7 of Schedule 13 to the Draft Development Consent Order [EN010162/APP/3.4B.1D][REP3-004]. The Applicant submits that these provisions fully protect Cadent apparatus and that no further provisions are required. In any event, as explained above, the works will be designed and undertaken so as not to impact upon Cadent's apparatus.</p> <p>The Applicant will continue to engage with CGL as regards the form of protective provisions and is confident that the issues raised will be resolved before the end of the Examination.</p>	

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
			<p>Farm Solar Park Order 2025 which came into force on 11 July 2025, and Cadent's preferred form of protective provisions for inclusion within the DCO are included at Appendix 1. Cadent requests that these are included at Part 7 of Schedule 13 to the DCO.</p> <p>The Applicant had included draft protective provisions for the benefit of Cadent at Part 7 of Schedule 13 to the draft DCO. However, these protective provisions not been agreed by Cadent and these protective provisions do not include a number of the provisions that Cadent requires in order to ensure adequate protection of its apparatus. The explanatory memorandum does not explain the genesis of this draft or the departure from Cadent's preferred form of protective provisions. The Applicant's approach is not consistent with section 3.1.4 of the Guidance</p>		

Ref	Relevant Document	Description of Matter	-Cadent Gas Ltd's Position	Applicant's Position	Status
			<p>Nationally Significant Infrastructure Projects - Advice Note Fifteen: drafting Development Consent Orders Updated 24 March 2025 (Advice Note Fifteen).</p> <p>Whilst Cadent has sought to engage with the Applicant on the form of the protective provisions there has not been an appropriate level of engagement.</p>		

3 SIGNATURES

3.1.1 The above SoCG is agreed between the Applicant and Cadent Gas Ltd, 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 Cadent Gas Ltd	Name
	Job Title
	Date
	Signature
