



East Pye Solar
Statement of Common Ground: National Grid
Electricity Transmission Plc

Revision 1
October 2026

Planning Inspectorate Reference: EN0110014

Document Reference: EXAM/9.9

Rule 8(1)(e) Infrastructure Planning (Examination Procedure) Rules 2010

Contents

1	Introduction.....	1
1.1	Overview.....	1
1.2	Parties to this Statement of Common Ground	1
1.3	Purpose of this Document	1
1.4	Terminology	2
2	Scheme Description	3
3	Current Position between the Applicant and National Grid Electricity Transmission Plc	4
3.1	Matters of Discussion	4
3.2	Scheme Description and Draft Development Consent Order	5
3.3	National Grid Substation	7
4	Signatories	10
Appendix A	Record of Engagement.....	11

Tables

Table 1.1: Topic Referencing	2
Table 1.2: Status of Matters	2
Table 3.1: Scheme Description and Draft Development Consent Order	5
Table 3.2: National Grid Substation	7
Table A-1: Record of Engagement.....	11

1 Introduction

1.1 Overview

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared as part of the application for a Development Consent Order (DCO) (the Application) for East Pye Solar (the Scheme) made by East Pye Solar Limited (the Applicant) to the Secretary of State for Energy Security and Net Zero (SoS) pursuant to the Planning Act 2008 (PA 2008).
- 1.1.2 This SoCG does not seek to replicate information which is available within the Application documents available on the Planning Inspectorate's website ([Documents | East Pye Solar](#)).
- 1.1.3 This SoCG has been produced to confirm to the Examining Authority (the ExA) where agreement has been reached between the parties and where agreement has not yet been reached.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by the Applicant and National Grid Electricity Transmission Plc (NGET). Collectively, the Applicant and NGET are referred to as the parties.

1.3 Purpose of this Document

- 1.3.1 The SoCG covers topics of the Application within the remit and of relevance to NGET.
- 1.3.2 This SoCG is a 'live' document and will be amended as the Examination progresses, including as more information becomes available and as a result of ongoing discussions between the parties to enable a final version to be submitted to the ExA.
- 1.3.3 The SoCG is intended to provide information for the Examination process, facilitate a smooth and efficient Examination, and manage the amount of material that needs to be submitted. For the purposes of Examination, this SoCG addresses key topic areas set out in **Table 1.1**. Each area of the topic has a unique reference which relate to the topic matter.

Table 1.1: Topic Referencing

Topic	Reference
Scheme Description and Development Consent Order	NGET SD DCO
National Grid Substation	NGET NGN

1.4 Terminology

- 1.4.1 This SoCG summarises the main topics covered and the status of the matter, as outlined in **Table 1.2**.

Table 1.2: Status of Matters

Colour Code	Status
	Agreed – indicates where an issue has been resolved.
	Under Discussion – indicates where points continue to be the subject of on-going discussions wherever possible to resolve, or refine, the extent of disagreement between the parties.
	Not Agreed - indicates a position where both parties have reached a final position that a matter cannot be agreed between them.

2 Scheme Description

- 2.1.1 The Scheme is a Nationally Significant Infrastructure Project (NSIP) for the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) electricity generating station with a total capacity exceeding 100 megawatts (MW) and associated development including a Battery Energy Storage System (BESS), up to three 132kV Project Substations and up to three 400kV Project Substations, Grid Connection Infrastructure and a new National Grid Substation.
- 2.1.2 The **Location Plan [APP-005]** shows the Order Limits for the Scheme, which is 1,212.3 hectares of land within South Norfolk (the 'Order Limits').

3 Current Position between the Applicant and National Grid Electricity Transmission Plc

3.1 Matters of Discussion

- 3.1.1 The following tables set out the position of the parties by topics, identifying matters agreed, under discussion, or not agreed between the Applicant and NGET at the point of this document being published.

3.2 Scheme Description and Draft Development Consent Order

Table 3.1: Scheme Description and Draft Development Consent Order

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
NGET SD DCO – 1	Protective Provisions	Draft DCO [AS-032]	NGET require protective provisions to be included within the Order to ensure that its existing and future assets and interests are adequately protected, as well as to ensure compliance with relevant safety standards.	Protective provisions for the protection of NGET have been included at Schedule 14 Part 4 of the Draft DCO [AS-032] .	Agreed
NGET SD DCO – 2	Protective Provisions	Draft DCO [AS-032]	Where the Applicant seeks powers of compulsory acquisition over NGET land, or land in which NGET holds rights or apparatus or that may be required for future NGET projects, the Protective Provisions must require the Applicant to obtain NGET's prior written consent to the exercise of such powers.	The Applicant notes that the protective provisions for the benefit of National Grid Electricity Transmission, which are included in Schedule 14 Part 4 of the Draft DCO [AS-032] , already include such a requirement. Paragraph 23(1) states as follows: <i>"Regardless of any provision in this Order or anything shown on the land plan or contained in the book of reference to the Order, the undertaker may not appropriate or acquire or take temporary possession of any land or apparatus or appropriate, acquire, extinguish, interfere with or override any easement, other interest or right or apparatus of National Grid otherwise than by agreement (such agreement not to be unreasonably withheld or delayed)."</i>	Under discussion
NGET SD DCO – 3	Future NGET Apparatus	N/A	NGET requires that all its existing and future assets, land, and rights are appropriately protected to ensure it can continue to meet its statutory obligations. NGET remains committed to working with the Applicant in a proactive manner, enabling both parties to deliver successful projects wherever reasonably possible however NGET must have adequate protection for its future projects, including protection for future assets and the reservation of future land and rights necessary for the delivery of those projects. Whilst NGET identifies no known direct interaction between the Scheme and NGET new infrastructure projects, it notes the proximity of the Norwich to Tilbury project and states that future transmission assets, land interests and rights required for network development must be adequately protected. NGET seeks ongoing coordination with the Applicant to ensure future network requirements are not prejudiced.	The Applicant notes this comment and welcomes future engagement with National Grid Electricity Transmission.	Agreed
NGET SD DCO – 4	Protection of Existing NGET Assets	Draft DCO [AS-032]	NGET requires that all existing assets, land, and rights are appropriately protected to ensure it can	Protective provisions for the protection of NGET have been included at Schedule 14 Part 4 of the Draft	Under discussion

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
			continue to meet its statutory obligations. NGET owns and operates the 4YM 400kV overhead line circuits (Bramford–Norwich Main 1 and 2) within or close to the Order Limits. NGET's position is that the Scheme must not adversely affect its existing transmission assets and must comply with relevant safety clearances and standards	DCO [AS-032] and specific protections for existing apparatus are contained at paragraph 38.	
NGET SD DCO – 5	Access Rights and Operational Requirements	Draft DCO [AS-032]	NGET's position is that unrestricted access to its retained apparatus must be maintained at all times for inspection, maintenance, repair and replacement activities. The Applicant must accommodate NGET's operational and maintenance requirements throughout the lifecycle of the Project	Protective provisions for the protection of NGET have been included at Schedule 14 Part 4 (paragraph 43) of the Draft DCO [AS-032] and specific protections in relation to access are contained at paragraph 43.	Under discussion

3.3 National Grid Substation

Table 3.2: National Grid Substation

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
NGET NGN – 1	Grid Connection Agreement	Grid Connection Statement [APP-207]	The Grid Connection Statement (EN0110014 APP/7.12) submitted by the Applicant states that the Point of Connection (PoC) for the Project will be located at a new Long Stratton 400 kV National Grid Substation (the National Grid Substation). It is understood that the connection agreement entered into in July 2023 obliged the Applicant to (a) identify a location for the National Grid Substation and (b) to provide the land and secure planning or development consent for the delivery of the same. This DCO Application therefore provides for the compulsory acquisition of the necessary land and powers to construct the National Grid Substation.	The Applicant agrees with this comment	Agreed
NGET NGN - 2	Grid Connection Agreement	Grid Connection Statement [APP-207]	As stated in the Grid Connection Statement, as part of the ongoing Connections Reform process, the Project received confirmation from NESO that the connection for the solar component of the Scheme has secured a Gate 2. NESO also confirmed that the BESS element of the Scheme has secured a Gate 1. It is important to note in this context that it is NGETs understanding that the new connection agreement will not include the requirement for the Applicant to secure land or consent for the National Grid Substation. National Grid remains committed to constructive engagement with the promoter as their project develops and the notification of a Gate 2 offer for their solar component of the project demonstrates that engagement will be ongoing to project delivery.	The Grid Connection Statement outlines the Applicant's current Grid Connection agreement. The Applicant agrees that as part of the ongoing Connections Reform process, the Scheme received confirmation from NESO that the connection for the solar component of the Scheme has secured a Gate 2. NESO also confirmed that the BESS element of the Scheme has secured a Gate 1 prioritisation, the indicative connection date of which has not yet been confirmed. While acknowledging the intention for a new agreement, the Applicant maintains that consenting a Point of Connection (POC) through the DCO is essential for East Pye Solar. Excluding this power creates unnecessary uncertainty regarding the connection's location. Including the POC satisfies paragraph 4.11.12 of NPS EN-1, which dictates that the Secretary of State must be satisfied that appropriate network connection arrangements are, or will be, established for the Scheme. The application incorporates all necessary powers to enable either National Grid or the Applicant to deliver the new substation within the land under the Applicant's control. Should National Grid fail to secure the requisite interests	Under discussion

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
				and consents for delivery, the new National Grid substation can alternatively be executed via the powers held in the Order and upon the land secured by the Applicant. The Applicant remains committed to continuous future collaboration with National Grid Electricity Transmission.	
NGET NGN - 3	Grid Connection Agreement	Grid Connection Statement [APP-207]	For the avoidance of doubt, should the Applicant receive consent for the National Grid Substation as part of the Order, this does not trigger or constitute any obligation for NGET to accommodate any connection to the national grid at such a substation. The wider regulatory and commercial context needs to be fully considered and worked through before the location of the new substation can be confirmed. Although the Connection Reform process is still ongoing, all customers with a Gate 2 offers will, in part, influence the final size, design and location of the final point of connection solution. However, until those Gate 2 offers have been finalised, NGET cannot confirm what that solution will be but must always act in accordance with its statutory duties to provide an economic and efficient connection network.	Pursuant to the terms of its current accepted offer, the Applicant is contracted to identify and provide the land and gain consent for the proposed new National Grid Substation. This has therefore been included as part of the DCO Application. The provisions relating to the Benefit of the Order have been drafted suitably to allow NGET to deliver works relating to the NGET substation (see Article 36(2)). This approach is to give certainty of delivery in accordance with the existing connection agreement. The Applicant acknowledges the comment at NGET NGN – 2 regarding the intention for a new agreement and refers to the response outlined above. On a wider note, the Applicant considers that the continuing delays caused by the Connection Reform should not cause corresponding delays to the planning process, and notes the following points: • Grid connection offers contain contractual deadlines for applying for and securing corresponding planning consents, so these consent applications must be able to progress in order to maintain valid grid connections; • Connection Reform prioritises projects that are further progressed; therefore, contractual milestones pertaining to land rights and planning consent are recognised and rewarded when processing the queue of projects; and • If the planning process is delayed until the Connection Reform is complete, in the	Under discussion

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
				hope of achieving more certainty about the grid connection status of various projects, but simultaneously a project is ranked lower in the queue of projects during the Connection Reform for not progressing its planning consent (or, indeed, that project's grid connection offer is rescinded for missing milestones), then development will grind to a halt in the UK until the two can be decoupled. In terms of the implications for delivery, the Applicant's expectation is that National Grid Electricity Transmission will determine that the proposed location for the National Grid Substation is suitable (given the Applicant's site selection methodology being akin to National Grid Electricity Transmission's site selection process). However, the Applicant retains the ability to separately seek consent for the grid connection from the project substation to the National Grid Substation in the unlikely event that National Grid Electricity Transmission subsequently decides that they would prefer to site the National Grid Substation elsewhere.	

4 Signatories

4.1.1 The above SoCG is agreed between East Pye Solar Limited (the Applicant) and National Grid Electricity Transmission Plc, as specified below.

4.1.2 Duly authorised for and on behalf of East Pye Solar Limited.

Name:	
Job Title:	
Date:	
Signature:	

4.1.3 Duly authorised for and on behalf of National Grid Electricity Transmission Plc.

Name:	
Job Title:	
Date:	
Signature:	

Appendix A Record of Engagement

A.1.1 The parties have engaged during the pre-application stage, including technical meetings. In addition, the following stages of consultation has taken place:

- Non-statutory consultation ('Phase One' consultation) held between 23 October and 6 December 2024;
- Statutory consultation ('Phase Two' consultation) held between 18 June and 6 August 2025; and
- Targeted consultation held between 22 October and 26 November 2025.

A.1.2 The Applicant and NGET have engaged extensively prior to and throughout the preapplication and Environmental Impact Assessment stages of the Scheme. The key engagement has included:

- a. Prior to the pre-application stage, discussions regarding the potential to connect into Norwich Main where Island Green Power (IGP), parent company of the Applicant, was advised by NGET that this substation could not accommodate a suitable connection. During these discussions with NGET, it was identified that capacity was available on the existing overhead line running south from Norwich Main and that a new National Grid Substation would enable the Applicant to connect the Scheme to the grid.
- b. During the pre-application stage, the Applicant was advised by NGET to identify a site for a new substation for the Scheme (the National Grid Substation), alongside obtaining land rights and planning consent for this. A connection offer was made reflecting this requirement by National Energy Systems Operator (NESO);
- c. During the pre-application stage, the Applicant had regular monthly meetings with representatives from NGET which commenced before the grid connection application was submitted. It is standard practice that these meetings are the primary mechanism by which Users, NESO and NGET keep each other updated on progress, including the location of sites and substations. It was during these meetings the Applicant shared the proposed location of the National Grid Substation with NGET; and
- d. Additionally, the Applicant has confirmed the requisite land rights secured to NGET.

A.1.3 A summary of meetings and key correspondence that have taken place between the parties in relation to the Application is provided in **Table A.1**.

Table A-1: Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
National Grid		
July 2023	Grid Connection Agreement	• As part of accepting an offer for a Grid Connection, the Applicant agreed to contractual obligations to “obtain land and consent” for the

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
		National Grid Substation under the terms of the grid connection offer.
10 January 2025	Meeting	Meeting to discuss easements.
06 August 2025	Response to Statutory Consultation	NGET provided their response to Statutory Consultation which included information on existing and proposed NGET assets.
11 November 2025	Meeting (online)	Meeting held to discuss the siting of the new National Grid Substation and the ongoing engagement between the Applicant and NGET.
9 December 2025	Meeting (online)	Further meeting to discuss the new National Grid Substation.
9 June 2026	Meeting (online)	During the meeting, attended by representatives from NGET, the content of what NGET intended to say within their Relevant Representation was discussed.
June 2026	Email	Email requesting contact details to discuss protective provisions and providing NGET legal contact details
02 September 2026	Email	Initial SoCG shared with NGET, chased on 25 September 2026.