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Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.23 Draft Statement of Common Ground - Grange Farm
Solar Development**

Final Issue A

February 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Grange Farm Solar Development Draft Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to outline the areas of agreement and any remaining points of discussion between National Grid and PACE Nano regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Grange Farm Solar Development.

The aim is to clarify the shared understanding of any issues and facilitate an efficient resolution process.

2. Parties to the SoCG

This SoCG is agreed between National Grid and Pace Nano Energy Limited (PACE Nano).

3. Background

3.1 Description of the Project/Development

National Grid Electricity Transmission plc ('National Grid') owns and maintains the national high voltage electricity transmission network throughout England and Wales. The transmission network connects the power from where it is generated to the regional Distribution Network Operators who then supply businesses and homes.

National Grid holds the Transmission Licence for England and Wales, and its statutory duty is to develop and maintain an efficient, coordinated and economical system of electricity transmission and to facilitate competition in the generation and supply of electricity, as set out in the Electricity Act 1989.

National Grid has developed plans for Norwich to Tilbury (referred to as the 'Project'). The Project would support the UK's net zero target through the connection of new low carbon energy generation in East Anglia and by reinforcing the transmission network.

The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.

The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the

network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the country, will meet this future energy transmission demand both in East Anglia and across the UK.

The Project is a Nationally Significant Infrastructure Project (NSIP), and National Grid is seeking development consent under statutory procedures set by government. NSIPs are projects of certain types, over a certain size, which are considered by the government to be of national importance, hence permission to build them needs to be given at a national level, by the relevant Secretary of State (in this case the Secretary of State for Energy Security and Net Zero). Instead of applying to the local authority for planning permission, the developer must apply to the Planning Inspectorate for a Development Consent Order (DCO) that would grant development consent.

National Grid has submitted an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of five examining inspectors), after a period of public examination, will make their recommendation to the Secretary of State for Energy Security and Net Zero, who in turn will decide on whether development consent should be granted for the Project.

The Project is identified as critical to delivering a network which supports the clean power pathways for 2030 delivery.

The Planning Act 2008 places duties on National Grid as the DCO applicant to consult with prescribed or affected persons as well as to take account of responses to consultation and publicity. In accordance with these statutory requirements, National Grid has undertaken two non-statutory and one statutory consultation to inform its proposals, with further targeted consultations.

4. Stakeholder Interests

PACE Nano has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Grange Farm, Old Bury Road, Suffolk. PACE Nano's legal interests are in land over which PACE Nano has planning permission under reference DC/22/02667 for: Ground mounted solar photovoltaic (PV) farm; along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works (Grange Solar Farm), launched with Mid Suffolk District Council on 23rd May 2022, It was granted on 09th November 2023.

National Grid is seeking to ensure that the interests of both parties and how they may be affected by the interaction are understood and can co-exist. From this position the aim is for the parties to agree actions to avoid or reduce the implications and for any remedial measures to be agreed. On this basis we seek the input from PACE Nano to demonstrate how their interests may be affected, how PACE Nano or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures. The parties intend to

enter into protective provisions and any necessary legal agreement to legally secure the agreed position.

Discussions Held

- Non-statutory consultation April-June 2022 (graduated swathe)
- Non-statutory consultation June – August 2023 (draft alignment)
- Statutory consultation April – July 2024
- Landowner consultation June – July 2025
- Teams Meeting Dates: 15th May 2025, 13th June 2025, 27th June 2025, 2nd July 2025, 15th July 2025

5. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
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5.1

6. Matters Currently Under Discussion

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
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6.1	Permanent loss of development footprint	National Grid's internal design process of the Overhead Line route has tried to minimise the location of assets that would result in loss of development. With current design, pylons and oversail, low voltage diversions and rights of access are proposed to be located on the site although this has been designed to have as minimal an impact as possible. Regarding Areas 2 & 3 referenced within comment from PACE, it is proposed that National Grid enters into a separate legal agreement with PACE NANO on the following matters: 1) PACE NANO Energy Limited shall arrange and pay for UKPN and the appointed ICP to carry out works to	PACE Nano identified potential scale of impact to the generating capacity of the Grange Solar Farm that would affect the feasibility of the site. The parties are in the early stages of engaging on possible mitigations to minimise the extent of the impact so that both projects can come forward. PACE Nano has quantified the impact in capacity and financial terms and it is significant	Following pro-active discussion, the parties have identified modifications that can be accommodated within the proposed DCO and Grange Solar Farm which have the potential to mitigate the potential impact. The parties are in the early stages of discussed these	PP-11211367 planning application with Mid Suffolk District Council on behalf of PACE Nano.
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ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
		<p>underground all of the 11Kv overhead line affecting the Grange Solar Farm including the procurement of all necessary land rights and consents to carry out the works.</p> <p>2) NGET to pay all reasonably incurred costs in the undergrounding works including any reasonable legal costs (payment mechanism and timing to be included in the full agreement).</p> <p>3) PACE NANO Energy Limited shall agree to use all reasonable endeavours to facilitate the granting of sufficient alternative access rights to NGET and/or UKPN (as requested) to NGET's reasonable satisfaction</p> <p>4) NGET shall not exercise any DCO powers over the area of the site PROVIDED THAT NGET is satisfied (such satisfaction not to be unreasonably withheld) that the works to underground the 11Kv overhead line are carried out sufficiently in advance of expiry of NGET's DCO powers.</p> <p>5) NGET shall not exercise any DCO powers over the area of the site</p>	<p>PACE Nano has proposed 3 main modifications and has stated clearly that:</p> <p>All three modifications and agreements need to be agreed before the construction of the Grange Solar Farm starts as once it has started it can't be modified.</p> <p>All three modifications are needed to mitigate the loss to generating capacity of the Grange Solar Farm.</p> <p>Any reasonable costs in relation to the modifications (including legal costs) need to be borne by National Grid.</p> <p>Three requested modifications for inclusion in the side agreement are:</p> <p>Area 1 - confirmation that NGET will commit in a legal agreement to not</p>	<p>modifications and how they will be secured to give both parties comfort that their projects can come forward.</p>	

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		<p>PROVIDED THAT NGET is satisfied (such satisfaction not to be unreasonably withheld) that an alternative access right has been granted by the land owner to NGET and/or UKPN (as requested) sufficiently in advance of expiry of NGET's DCO powers.</p> <p>6) PACE NANO Energy Limited shall not install any panels, apparatus or other structures or planting within the Limits for Deviation for the 400kV overhead line other without the consent of NGET.</p> <p>Final Plan to be confirmed. Agreement will need to specify date by which works will need to be carried out or secured.</p> <p>Agreement will need to specify date - likely to be tied to DCO decision date of February 2027 to avoid programme delays</p>	<p>exercising its powers in this area so that PACE can build out it's scheme fully in this area.</p> <p>Areas 2 and 3 - NGET to confirm that it will assist with engagement with UKPN to underground all of the overhead line affecting the site on the existing hedgerow line to the south and to pay for any relevant costs including legal costs.</p> <p>Although PACE Nano will be the party communicating directly with UKPN, National Grid involvement is required to make sure that the works can be agreed on time and that PACE has no responsibility on the approval or not of these works. PACE will start construction very soon so confirmation of this point is</p>		

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			<p>required as soon as possible so that there is certainty prior to construction, otherwise compensation will be payable for lost capacity. NGET to confirm it will not exercise its powers in the DCO over area 2.</p>		
6.2	Modifications to Existing Equipment	<p>Following previous feedback from PACE Nano, National Grid has modified certain details of its proposals to reduce interaction with the proposed PACE Nano works to connect to the 132kv network.</p> <p>National Grid acknowledge that its proposals to modify the local 132kv network may still have potential to interface with PACE Nano's connection arrangement into the same network. National Grid intends to secure necessary powers to facilitate such amendments as the 132kv asset owner requires which will include maintaining the PACE Nano connection.</p>	PACE Nano interest is in ensuring its connection is maintained.		<p>Following pro-active discussion, the parties have identified modifications that can be accommodated within the projects that have the potential to mitigate the potential impact and these are under discussion between the parties. Reaching agreement is subject to National Grid providing a</p>

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6.3	Operational Effects (excluding reduced panel numbers)	National Grid needs to secure permanent right of access to the modified 132kv connection for future maintenance and inspection.	PACE Nano has a preference for site security and safety reasons for access not to be routed through its solar panel area.	legally binding commitment.	With PACE Nano's support to secure landowner agreement, National Grid can confirm agreement to modify the permanent right of access to the cable ceiling end platform pylon to utilise existing gate from the field to which the pylon is located to a route to be agreed with the landowner. PACE Nano can support on engagement with the landowner. This is under discussion between the parties and agreement on this matter is subject to National Grid providing a legally

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					binding commitment that this access will not be used.
6.4	Securing The Agreement	National Grid recognise that the commercial consequences for PACE Nano of National Grid's development need to be resolved through formal contract and that protective provisions are agreed to manage the interface between the two projects to ensure that they can both be brought forward.	Not yet agreed		The Parties are in the early stages of discussion to agree detailed arrangements responding to finalised detail of mitigation measures and have not yet started engaging on protective provisions. Conversations are ongoing.

7. Signatures

This Statement of Common Ground is agreed upon by the undersigned parties:

For National Grid

Name: _____

Position: _____

Date: _____

For PACE Nano

Name: _____

Position: _____

Date: _____

National Grid plc
National Grid House,
Warwick Technology Park,
Gallows Hill, Warwick.
CV34 6DA United Kingdom

Registered in England and Wales
No. 4031152
nationalgrid.com