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nationalgrid

Revision History

Version	Date	Submitted at
A	29 August 2025	DCO Application
B	12 May 2026	Deadline 4

Essex & Suffolk Water

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 Essex & Suffolk Water (ESW) (a trading name of Northumbrian Water Limited) regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Essex & Suffolk Water assets.

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 Essex & Suffolk Water Limited.

3. Summary of matters under discussion

As requested by the Examining Authority, the below table provides an 'at a glance' summary of matters which are under discussion, together with a deadline by which such matters are expected to be resolved.

The ongoing engagement between Essex & Suffolk Water and National Grid is jointly focused on the overarching principle that there is no detrimental impact to Essex & Suffolk Waters assets or holdings as part of the proposed Norwich to Tilbury project and the parties have made substantial progress towards an agreed and bespoke set of Protective Provisions in support of this overarching principle.

SoCG ID	Summary of matter under discussion	Deadline for resolution
Asset Interactions: 7.1 – 7.15	Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters assets and holdings. Such engagement is ongoing through examination and will be appended to the final signed SoCG. Further processes governing crossing consents are	Deadline 7

SoCG ID	Summary of matter under discussion	Deadline for resolution
	<p>detailed in the draft Protective Provisions currently under negotiation.</p> <p>Further information, broken down per issue, can be found in Section 7.</p>	
Trial Holes	Essex and Suffolk Water are currently working on a trial hole schedule, determined by the criticality of the asset and the impact of the Works. Further information can be found in Section 6.	Deadline 7
Alternating Current: 7.16	Impacts and associated mitigations to Alternating Current Interference	Deadline 7
Protective Provisions: 7.17	Protective Provisions negotiations are ongoing, National Grid intend to include within the Order once agreed.	
Land Interests: 7.18 – 7.19	<p>Docuras Farm:</p> <p>Need for Class 1, Class 3, Class 5 and Class 7 Compulsory Purchase and temporary use powers unknown.</p> <p>Little Waltham:</p> <p>National Grid and ESW/NWL have made substantial progress on agreeing a solution to the concerns of ESW/NWL in regards to the Little Waltham Pumping station, the terms of which are to be formalised via legal agreement.</p>	Deadline 7
Road Widening Works: 7.20 – 7.21	Ongoing works to define impacts to Essex & Suffolk Water assets base on highway road widening works.	Deadline 7
Trial Holes: 7.22	Essex and Suffolk Water are currently working on a trial hole schedule, determined by the criticality of the asset and the impact of the Works. Further information can be found in Section 7.	Deadline 7
Interactions with future known projects: 7.23	An assessment of known future Essex & Suffolk Water projects (within 5 years of development) against the Project is being undertaken to understand extent of interfaces.	

4. Background

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 will submit an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of one or more examining inspectors), after a period of public examination, would make their recommendation to the Secretary of State for Energy Security and Net Zero, who in turn would 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 recent targeted consultations.

5. Stakeholder Role

Essex & Suffolk Water (a trading name of Northumbrian Water Limited) has legitimate interests that interact with the Norwich to Tilbury proposals. This has been identified as the network of Essex & Suffolk Water underground assets, as well as Little Waltham Pumping Station and Docuras farm.

Northumbrian Water Limited is a landowner, statutory undertaker and a Statutory Party for the purposes of The Infrastructure Planning (Interested Parties and Miscellaneous Prescribed Provisions) Regulations 2025 and has also given notice that it wishes to be considered an Interested Party pursuant to Section 89(2A)(b) of the Planning Act 2008.

National Grid is seeking to ensure that the interests of both parties and how they may be affected by the interaction are understood. 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 Essex & Suffolk Water to demonstrate how their interests may be affected, how Essex & Suffolk Water or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

National Grid and Essex & Suffolk Water have identified approximately 222 physical interactions between Norwich to Tilbury and Essex & Suffolk Water Assets. These 222 interactions and Essex & Suffolk Waters associated requests for mitigation are categorised in Section 6 below by the nature of the interaction. Any site-specific interaction requests are to be defined further to the below crossing categorisations through continued detailed design and engagement.

The chronology of National Grid's engagement with Essex and Suffolk Water to date, and the evolution of the Project's design is summarised as follows:

- 2023
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme and project team members
- 2024
 - Engagement on anticipated impacts on existing Essex and Suffolk Water assets
 - Meeting to discuss and agree AC Interference methodologies and provision of pipeline data
 - Cabling interactions focused meeting
 - Discussion of crossing interactions following Statutory Consultation
 - Initiation of Protective Provisions discussions
- 2025
 - Discussion following revision to project interactions
 - Discussion of utility connections required to compounds
 - Further discussion of AC Interference impacts to Essex and Suffolk Water assets

- Discussion around clashes identified by Essex and Suffolk Water
- Further engagement on Protective Provision discussions
- Initial development of items to be included within the Statement of Common Ground.
- 2026
 - Further detailed design engagement and introduction to National Grid's detailed design partners
 - Further engagement towards substantially agreeing a bespoke set of Protective Provisions to be included within the order.

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.1				

7. Matters Currently Under Discussion

The current 222 physical interactions are categorised below by the nature of the interaction:

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
7.1	Bellmouth Junction	16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets and further discussion required.	21/07/25 - National Grid to arrange additional call to discuss. 11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG.	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
7.2	Trackway	16/07/2025 - In general Essex and Suffolk Water have no concerns with Trackway Interactions on the basis that trackway matting is laid/no intrusive works undertaken however further discussions required to determine if trial holes are required for this specific issue.	<p>21/07/25 – Engagement ongoing to detail construction methodology for Essex and Suffolk Water to determine whether trial holes are requested as part of the trackway works.</p> <p>11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG.</p>	
7.3	Haul Road Crossing	<p>05/06/25 – Trial holes are required at each crossing location to determine depth of asset which will dictate protection measures required.</p> <p>For Strategic and Raw water mains, Essex & Suffolk Water will carry out these trial holes themselves. Distribution mains (up to a certain size – to be agreed at later date) National Grid may</p>	<p>12/06/25 – Requirements are noted, a National Grid position will be provided upon further review.</p> <p>21/07/25 - Engagement ongoing to detail construction methodology for Essex and Suffolk Water in respect of haul road crossings.</p> <p>11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		<p>carry out trial holes with Essex & Suffolk Water watching brief.</p> <p>Essex & Suffolk Water will provide details of which interactions are strategic, raw and distribution mains.</p> <p>16/07/2025 – Essex & Suffolk Water require further information on the construction details of the haul roads.</p>	<p>detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG.</p>	
7.4	Stringing Position	<p>05/06/25 - National Grid to demarcate underground asset, fence off and avoid setting up equipment atop pipeline.</p> <p>16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets.</p>	<p>12/06/25 – National Grid would commit to doing so where reasonably able. Where National Grid are unable to due to local constraints then we would seek to agree additional measures such as load assessments, asset protections slabs etc as deemed necessary.</p> <p>11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG.</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
7.6	Crossing Protection	<p>05/06/25 - National Grid to avoid crossing protections being located directly atop of Essex & Suffolk Water assets in the first instance by utilising a bridging span overtop to ensure maintained access to the asset. The clearance between the bridge span and ground must also be known to ensure adequate access.</p> <p>National Grid are to follow HSG47 if installing screw anchors to avoid a strike and provide RAMS.</p> <p>24/06/25 – ESW to assess impact of mitigation on the main e.g. bridging, kentledge blocks, scaffolding, screw anchors etc.</p> <p>16/07/2025 – Bridging option to be assessed in further detail before agreeing to this option. Other mitigation options, aside from bridging, may be needed to be explored.</p> <p>Trial holes to be undertaken to confirm depth & location of ESW assets.</p> <p>ESW require methodology specified for each crossing point.</p>	<p>12/06/25 – Where feasible National Grid would commit to a bridge spanning overtop of Essex & Suffolk Water assets, the opportunity to do so requires a site-by-site review. Clearance distances would also be provided where utilised to Essex & Suffolk Water.</p> <p>National Grid contractors will follow HSG47 guidance and provide RAMS if installing screw anchors.</p> <p>21/07/25 – National Grid will continue to engage with Essex and Suffolk Water in exploring additional options for crossing protection mitigations to their assets.</p> <p>The request for RAMS (in addition to those required for intrusive screw anchors) and site specific methodology for each crossing point is noted and National Grid will provide a position upon further assessment.</p> <p>11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		ESW will require RAMS from National Grid to be reviewed by ESW team prior to any agreements on mitigation.	proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG.	
7.7	Overhead Line Crossing	05/06/25 - To be discussed further. 16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets.	12/06/25 - National Grid to arrange additional call to discuss. 21/07/25 - The request for trial holes and site specific methodology for each crossing point is noted and National Grid will provide a position upon further assessment. It is possible these may be descoped as an Essex & Suffolk Water requirement upon further provision of overhead line crossing construction methodology. 11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
7.8	400kV Underground Cable Crossing	<p>05/06/25 - There is concerns around supporting of overly exposed pipework. Essex & Suffolk water would seek to limit exposed pipe works to 4m at a time – this 4 meter limit is still in discussion within ESW (no agreement made as of yet).</p> <p>Separation distance between existing and proposed assets must be detailed prior to works commencing which may dictate further requirements.</p> <p>16/07/2025 – National Grid to avoid spoil/topsoil on top of the main. Considered as a long-term load over the main.</p> <p>UGC Crossings still under discussions within ESW.</p> <p>Trial holes to be undertaken to confirm depth & location of ESW assets.</p> <p>Any decisions regarding ESW water mains are pending trial hole results.</p> <p>Minimum distance to be agreed between cable protection tiles & bottom of ESW</p>	<p>examination with the intention to append these details to the final signed SoCG.</p> <p>12/06/25 – National Grid could commit to only opening one cable trench at a time and so only exposing 4m of pipework at a time ensuring it is adequately supported.</p> <p>Intended separation distances between the two assets will be provided to Essex and Suffolk Water ahead of works commencing.</p> <p>21/07/25 – National Grid commit to not storing materials overtop of Essex & Suffolk Water mains so as to maintain asset access.</p> <p>National Grid commit to trial holes when excavating for underground cable installations, the separation distance at which trial holes are required is to be agreed along with the separation distance required of both existing Essex & Suffolk Water assets and proposed National Grid underground assets.</p> <p>11/05/26 – Essex & Suffolk Water and National Grids detailed design partners</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		<p>mains – minimum distance stipulated case by case, determined through trial holes.</p> <p>The maximum working width for excavations over ESW assets is to be determined at later date – stipulated case by case.</p>	<p>have had substantial engagement on detailing and derisking proposed asset interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG.</p>	
7.9	Pylon Working Area	<p>05/06/25 - To be discussed further. 16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets.</p>	<p>12/06/25 - National Grid to arrange additional call to discuss. 21/07/25 - The request for trial holes at pylons working areas is noted and National Grid will provide a position upon further assessment.</p>	
7.10	Outfall Working Area	<p>05/06/25 - To be discussed further. 16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets.</p>	<p>12/06/25 - National Grid to arrange additional call to discuss. 21/07/25 - The request for trial holes at outfall working areas is noted and National Grid will provide a position upon further assessment.</p> <p>11/05/26 – Essex & Suffolk Water and National Grids detailed design partners have had substantial engagement on detailing and derisking proposed asset</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
7.11	DNO Interactions	05/05/26 – Noted response from National Grid. No direct interactions have been made to date regarding this. ESW will need to agree crossing conditions in relation UKPNs associated works.	interactions between Norwich to Tilbury proposed delivery works and Essex & Suffolk Waters below ground assets. Such engagement is ongoing through examination with the intention to append these details to the final signed SoCG. 20/04/6 – UKPN will engage directly with Essex & Suffolk Water to agree crossing conditions in relation to the UKPN component of the Norwich to Tilbury DCO.	
7.12	UKPN Overhead Line Wood Pole Dismantling	05/06/25 – National Grid are requested to provide methodology on the dismantlement of UKPN Wood Pole overhead lines. Essex & Suffolk Water require that poles not be felled atop our assets. Where our asset is located within the felling distance of the pole then the asset is to be clearly demarcated. If excavating around the base of the wood pole to remove then additional protection measures would be required	12/06/25 – National Grid and UKPN commit to not felling UKPN wood poles atop Essex & Suffolk Water assets where reasonably avoidable. National Grid request that the separation distance, at which point additional protections are required, is defined. Dismantlement methodology 21/07/25 – The separation distance at which point excavation is considered to be around the underground asset is requested. National Grid will continue to engage and provide details of	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		<p>16/07/2025 – Excavation around the base of the poles would require further investigation & construction details of methodology before confirming protection/diversionary measures.</p> <p>Trial holes to be undertaken to confirm depth & location of ESW assets.</p>	<p>construction methodology to facilitate Essex & Suffolk Waters position on protection/diversionary measures.</p> <p>The request for trial holes is noted and National Grid will provide a position upon further assessment.</p>	
7.13	UKPN Overhead Tower Dismantling	<p>16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets.</p>	<p>12/02/26 – The request for trial holes is noted. Works are ongoing between ESW and National Grids detailed design partners to identify, resource and programme defined trail hole requirements.</p>	
7.14	UKPN Cable Crossing – Pole Mitigation & Tower Mitigation	<p>05/06/25 - Separation distance between existing and proposed assets must be detailed prior to works commencing which may dictate further requirements.</p> <p>16/07/2025 – Trial holes to be undertaken to confirm depth & location of ESW assets.</p> <p>29/03/2026 – Separation distances must be agreed between parties before works take place.</p>	<p>12/06/25 - Intended separation distances between the two assets will be provided to Essex and Suffolk Water ahead of works commencing.</p> <p>12/02/26 – The request for trial holes is noted. Works are ongoing between ESW and National Grids detailed design partners to identify, resource and programme defined trail hole requirements.</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
7.15	UKPN Tower & Pole Mitigations – Access Routes	05/05/26 – Previous discussions have been held and identified as an interface between parties. Trial holes to be undertaken to confirm depth & location of ESW assets.	11/05/26 – UKPN will engage directly with Essex & Suffolk Water to agree crossing conditions in relation to the UKPN component of the Norwich to Tilbury DCO.	
7.16	Alternating Current (AC) Interference	16/07/2025 – National Grid to make revisions on models & reports for the AC Interference Report. ESW waiting for this updated revision to be issued by National Gas, so ESW can review.	12/06/25 - AC Interference studies detailing both AC Corrosion and Impressed Voltages impacts have been conducted and a modelling report provided to Essex & Suffolk Water for review and comment. Methodology of the modelling has been agreed with Essex & Suffolk Water in advance of undertaking the studies. Engagement on the AC Interference impacts and subsequent mitigation requirements is ongoing. 20/04/26 – A revised AC Mitigation report has been provided to Essex & Suffolk Water, an outline design mitigation report is being prepared and will be provided shortly also.	
7.17	Protective Provisions	From Relevant Representation 27/11/25 - At present, no protective provisions and/or asset protection agreements have	20/04/26 - National Grid and Essex & Suffolk Water have made substantial progress towards agreeing a set of bespoke protective provisions.	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		<p>been agreed between the Applicant and NWL, and as such NWL cannot confirm that it will not suffer serious detriment to the carrying on of its undertaking as a result of the compulsory acquisition of land or as a result of the acquisition of rights over land by the Applicant. The provisions for the protection of Electricity, Gas, Water and Sewerage Undertakers set out in Part 1 of Schedule 16 to the Draft Development Consent Order (Document 3.1) are not in a form satisfactory to NWL.</p>	<p>National Grid reiterates it's intent to include a set of agreed protective provisions within the draft DCO at the earliest opportunity to do so.</p>	
7.18	Little Waltham Pumping Station	<p>From Relevant Representations 27/11/25 - NWL (and without prejudice to further issues our client may raise in subsequent correspondence) has noted that the Land Plans Section F (Document 2.2 Rev B) and accompanying Book of Reference (Document 4.3 Rev B) show powers of temporary use in respect of land including and adjacent to Little Waltham Pumping Station, which is of significant concern to NWL. Little Waltham</p>	<p>20/04/26 - National Grid and ESW/NWL have made substantial progress on agreeing a solution to the concerns of ESW/NWL in regards to the Little Waltham Pumping station, the terms of which are to be formalised via legal agreement.</p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		Pumping Station is a business critical asset essential to NWL's supply operations and NWL are strongly opposed to the acquisition of any powers by the Applicant which may impact or otherwise impede Little Waltham's operation.		
7.19	Docuras Farm, Langham parcels C-10/10 C-10/12; C-10/16, C-10/14, C-10/18, C-10/19, C-10/21, C-10/22, C-10/27, C10-28 and C-10/30 in Book of Reference (Document 4.3)	Need for Class 1, Class 3, Class 5 and Class 7 Compulsory Purchase and temporary use powers unknown	11/05/26 – National Grid will engage further with Essex and Suffolk Water to detail the intention behind the site specific class of rights usage.	
7.20	Road Widening	01/04/2026 – Updated shapefiles received from National Grid including road widening and laydown areas. Essex and Suffolk water to review these files and identify interactions with their assets.	11/05/26 – Further comments are awaited.	
7.21	Laydowns	01/04/2026 – Updated shapefiles received from National Grid including road widening and laydown areas. Essex	11/05/26 – Further comments are awaited.	

ID	Issue	Stakeholder position (including date)	National Grid response (including date)	Relevant documentation
		and Suffolk water to review these files and identify interactions with their assets.		
7.22	Trial Holes	05/05/2026 – Essex and Suffolk Water are undertaking a review of the 222 interactions and assessing the impacted assets based on criticality of the asset and impact of the works. This assessment will be shared with National Grid and will inform the trial hole requirements across the interactions to support National Grids scope of works.	11/05/26 – National Grid await further details on the trial hole requirements.	
7.23	Interactions against future known projects.	05/05/26 - An assessment of known future projects (within 5 years of development) against the Project is being undertaken. Interactions with 5 Projects (Lower Thames Crossing, Little Waltham Booster Pipeline, Chadwell St. Mary, WA14, Growth Mounnessing Tower/Pumps), at different stages of maturity have been identified. Essex and Suffolk Water to confirm with National Grid any points of concern, once review is complete. Protective Provision agreements to be developed, if required, for these points of concern.	11/05/26 – Further comments are awaited pending the outcome of the internal review.	

8. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For Essex & Suffolk Water

Name: _____

Position: _____

Date: _____

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