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# Norwich to Tilbury

## Volume 5: Reports and Statements

Document: 5.9.31 Draft Statement of Common Ground - MSP  
Fairwind Limited (Fairwinds Solar Farm) - Tracked Changes Version

Final Issue C

May 2026

Planning Inspectorate Reference: EN020027

Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
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**nationalgrid**

# Revision History

Version	Date	Submitted at
A	29 August 2025	DCO Application
B	26 February 2026	Deadline 1
<u>C</u>	<u>12 May 2026</u>	<u>Deadline 4</u>

# **MSP Fairwind Limited (Fairwinds Solar Farm)**

## **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 MSP Fairwind Limited regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and the Fairwinds Solar Farm owned by MSP Fairwind Limited.

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 MSP Fairwind 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.

<b><u>SoCG ID</u></b>	<b><u>Summary of matter under discussion</u></b>	<b><u>Deadline for resolution</u></b>
<u>7.1</u>	<u>Named point of contact for coordination between all parties before and during construction</u>	<u>By deadline 7</u>
<u>7.2</u>	<u>Confirmation of Haul road location and providing prior notice before starting</u>	<u>By deadline 7</u>
<u>7.3</u>	<u>Confirmed working area for TB233, tower specs for a shading study and a third party evaluate impacts</u>	<u>Likely to be discussed beyond deadline 7</u>
<u>7.4</u>	<u>Assist in mitigating the risk of striking underground services during tower construction, alongside adherence to HSG47 guidance.</u>	<u>Likely to be discussed beyond deadline 7</u>
<u>7.5</u>	<u>Construction access roads will be designed to</u>	<u>Likely to be discussed</u>

<u>SoCG ID</u>	<u>Summary of matter under discussion</u>	<u>Deadline for resolution</u>
	<u>accommodate and withstand the heavy loads and vehicles anticipated during construction.</u>	<u>beyond deadline 7</u>
<u>7.6</u>	<u>UKPN to engage with MSP Fairwinds to discuss details of their works and proposed interactions</u>	<u>By deadline 7</u>

## 4. ~~3.~~ Background

### 4.1 ~~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.

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

## 5. ~~4.~~ Stakeholder Interests

MSP Fairwind Limited has legitimate interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as the Fairwinds Solar Farm located to from Lower Dunton Road, Laindon, Essex.

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 MSP Fairwind Limited to demonstrate how their interests may be affected, how MSP Fairwind Limited or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures. Vantage are the developer and operator of the site and have been referred to in the tables below.

The chronology of National Grid's engagement with MSP Fairwind Limited and the evolution of the Project's design is summarised as follows:

- 2024
  - Meeting to provide a statutory consultation update on the Norwich to Tilbury project and discuss interactions with the MSP Fairwind Limited site
  - Land access agreements to facilitate National Grid surveys
- 2025
  - Further meeting to detail proposed DCO alignment impacts and provisions of GIS layers so MSP Fairwinds Limited are fully informed the extent of the interactions
  - Discussions held on compensation measures where MSP Fairwinds Limited assets are affected by National Grid
  - Development of items to be included within the Statement of Common Ground.

- 2026

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- The parties continue to engage through regular email correspondence in relation to the matters described in this Statement of Common Ground.

## 6. ~~5.~~ Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
<del>5.16.1</del>				

## 7. ~~6.~~ Matters Currently Under Discussion

ID	Issue	<del>Stakeholder position (including date)</del>	<del>National Grid response (including date)</del> <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentation
<del>6.17.1</del>	Construction Working Group	<del>19/06/25 – Construction stage coordination working group to be set up to resolve interactions such as outages, emergency access, or repair work required on the solar farm when they occur.</del>	30/06/25 – <del>National Grid</del> <u>The Applicant</u> will provide a <u>named</u> point of contact for the construction contractor to liaise with prior to and during construction. Further details on remit and extent of ongoing engagement, including a working group, to be detailed <del>and remain under discussion.</del> <u>28/04/2026 - No change to position.</u>	<u>19/06/25 - Construction stage coordination working group to be set up to resolve interactions such as outages, emergency access, or repair work required on the solar farm when they occur.</u> <u>28/04/26 - Agreed to keep it as a matter under discussion</u>	
<del>6.27.</del>	Haul Road	<del>19/06/25 – Agreed in principle</del>	30/06/25 - Interfacing haul road	<u>19/06/25 - Agreed in principle with</u>	

ID	Issue	<del>Stakeholder position (including date)</del>	<del>National Grid response (including date)</del> <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentation
<u>2</u>	Interface	<del>with on-site management by competent contractors. Prior notice and a method statement for how the solar farms operations will be protected during such works are required.</del>	and Norwich to Tilbury CDM areas on the solar farm are to be managed on-site during construction by competent contractors.  Prior notice and method statements for works on the MSP Fairwinds Limited site will be provided before site access, the timeframe of advanced notice is to be agreed.  <u>28/04/2026 - No change to position.</u>	<u>on-site management by competent contractors. Prior notice and a method statement for how the solar farms operations will be protected during such works are required.</u>  <u>28/04/26 - Agreed to keep it as a matter under discussion</u>	
<u>6.37.3</u>	Compensation for loss incurred as a result of Norwich to Tilbury	<del>19/06/25 – That an external consultant evaluates the losses and extra costs (e.g.: additional plant-wide module cleaning(s)) to be caused to the solar site and corresponding compensation is issued to MSP Fairwind Limited, both from construction stage and operational stage. For construction stage, MSP Fairwind Limited kindly requires</del>	30/06/25 – <del>National Grid</del> <u>The Applicant</u> will compensate MSP Fairwind Limited for reasonably assessed and agreed losses incurred as a result of the project across both operational and construction phases of Norwich to Tilbury. The full extent of compensation claim is to be drafted, reviewed and responded to prior to signing of the final statement of common	<u>19/06/25 - That an external consultant evaluates the losses and extra costs (e.g.: additional plant-wide module cleaning(s)) to be caused to the solar site and corresponding compensation is issued to MSP Fairwind Limited, both from construction stage and operational stage. For construction stage, MSP Fairwind Limited kindly requires that the impacts to be evaluated include (but are not</u>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date) Position	Stakeholder Position	Relevant documentation
		<p><del>that the impacts to be evaluated include (but are not limited to) increased soiling due to dust generation, extra costs due to additional plant wide module cleaning(s), maintenance services non-performance due to access restriction to the north portion of the site, increased unavailability due to repair delays caused by access to the north portion of the site. For operational stage, MSP Fairwind Limited kindly requires that the impacts to be evaluated include (but are not limited to) shadowing due to the pylons and overhead line and accelerated PV panel degradation due to hard shadows onto the modules.</del></p> <p><del>10/12/2025 — TB233 has been flagged as causing shading and so anticipated losses are expected. TB232 to the north of the site is less of a concern for</del></p>	<p>ground.</p> <p>10/12/2025 – Further to the above point made on 30/06/2025, the anticipated tower working area for TB232 is 70m x 70m. On the basis that this provides the construction contractor with the required working area, there is no concern from MSP Fairwind Limited that removal of panels will be required.</p> <p>10/12/2025 – the construction contractor and Vantage (the owners and operators of the solar site are to) conduct detailed studies to assess the extent of the shading impact (especially for the identified tower TB233).</p> <p><del>N to F</del> <u>The Project</u> will want to assess the anticipated losses stated by the owners and operators of the solar site. This is to include the net impact</p>	<p><u>limited to) increased soiling due to dust generation, extra costs due to additional plant-wide module cleaning(s), maintenance services non-performance due to access restriction to the north portion of the site, increased unavailability due to repair delays caused by access to the north portion of the site. For operational stage, MSP Fairwind Limited kindly requires that the impacts to be evaluated include (but are not limited to) shadowing due to the pylons and overhead line and accelerated PV panel degradation due to hard shadows onto the modules.</u></p> <p><u>10/12/2025 – TB233 has been flagged as causing shading and so anticipated losses are expected. TB232 to the north of the site is less of a concern for aspects of shading.</u></p> <p><u>10/12/2025 – Vantage queried when a detailed design plan can</u></p>	

ID	Issue	Stakeholder position (including date)	National Grid <del>response</del> (including date) <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentatio n
		<p><del>aspects of shading.</del> <del>10/12/2025 – Vantage queried when a detailed design plan can be provided to their technical consultant so that impacts from the NtoT project can be assessed.</del></p>	<p>including any removal of existing 132Kv lattice towers. 10/12/2025 – <del>National Grid request</del><u>The Applicant requests</u> the owners and operators of the solar site advise what details are required to conduct impact studies so that <del>N to T</del><u>the Project</u> can advise on a timeline for provision. <del>28/04/2026 - If the anticipated working area for Tower TB232 is confirmed as 70 x 70m then the Applicant does not anticipate PV Panel removal will be required.</del> <u>The Applicant recognises Fairwind Solar’s concerns in relation to potential shading implications of the Project on the stakeholder’s solar development.</u> <u>The final pylon design, conductor type and position information is expected to be</u></p>	<p><u>be provided to their technical consultant so that impacts from the NtoT project can be assessed.</u> <u>28/04/26 - The draft refers to "significant impact". We wish to be clear, shading is a binary technical impact, any shadow on a string of panels causes a loss in generation, and this needs to be assessed in a shading study by a Technical Advisor. Please remove any qualitative language.</u> <u>Furthermore, we cannot wait until Deadline 7 for "tower specs". We require the final height, width, and GPS coordinates of tower TB233 to conduct our own independent yield loss analysis. We maintain our previous request that an independent consultant evaluate impacts and determine fair compensation based on final overlays of the projects and complete technical details.</u></p>	

ID	Issue	<del>Stakeholder position- (including date)</del>	<del>National Grid response- (including date)</del> <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentatio n
			<p><u>available in 2027. Once this information is available the Applicant can share this information with Fairwind Solar. Provisional information can be shared ahead of this time. Significant shading could be a compensation matter according to the Compensation Code or any statutory provisions. Such matters would be assessed on a case-by-case basis, in accordance with the Planning Act 2008 and the statutory Compensation Code and are not matters to be determined through the Examination of the DCO.</u></p>		
<p><u>6.47.4</u></p>	<p>Risk of underground services strike</p>	<p><del>19/06/25 – That the hazard from the underground services in the vicinity of pylon TB232 are taken into account for construction and that measure to guarantee compensation in case of damages are put in</del></p>	<p>30/06/25 – <del>National Grid</del> <u>The Applicant's</u> contractors will follow HSG47 guidance as competent contractors to mitigate the risk of a strike on any underground services. A mechanism for damages in</p>	<p><u>19/06/25 - That the hazard from the underground services in the vicinity of pylon TB232 are taken into account for construction and that measure to guarantee compensation in case of damages are put in place; including, but not</u></p>	

ID	Issue	<del>Stakeholder position (including date)</del>	<del>National Grid response (including date)</del> <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentation
		<del>place; including, but not limited to, an insurance policy for damages and loss of revenue is contracted by National Grid to the benefit of MSP Fairwind during construction, (or equivalent or superior guarantee)</del>	<p>result of a service strike will be discussed and agreed further prior to final signing of the statement of common ground.</p> <p>10/12/2025 – The owners and operators of the site to share files detailing the positioning of underground services so that this can be reviewed by <del>NtoT</del> <u>the Project</u> and the construction contractor.</p> <p><u>28/04/2026 The Applicant can confirm that underground services drawings have been received. These will assist in mitigating the risk of striking underground services during tower construction, alongside adherence to HSG47 guidance.</u></p>	<p><u>limited to, an insurance policy for damages and loss of revenue is contracted by National Grid to the benefit of MSP Fairwind during construction, (or equivalent or superior guarantee)</u></p> <p><u>28/04/26 - Agreed to keep it as a matter under discussion. We would also like to add that any risk of cable strike by NG during their routine or other maintenance of the t-line in the future should be covered by their BI policy.</u></p>	
<u>6.57.5</u>	Construction vehicle tracking – loading risk to underground	<del>19/06/25 – That where the underground cables are crossed by construction roads, protective measures are put in place, including (but not limited to) a reinforced section of the</del>	30/06/25 - Protection measures to be installed are agreed where deemed required through further site assessment. If underground asset is not deemed to be at risk, such as	<u>19/06/25 - That where the underground cables are crossed by construction roads, protective measures are put in place, including (but not limited to) a reinforced section of the road</u>	

ID	Issue	<del>Stakeholder position (including date)</del>	<del>National Grid response (including date)</del> <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentation
	assets	<del>road being installed to prevent damage to underground services (or other equivalent or superior protective measures). MSP Fairwind Limited request the right to review and approve any haul road design crossing over solar related infrastructure.</del>	<p>maintaining a sufficient separation distance between buried asset and haul road with loading taken into account, protective measures would not be required to be installed.</p> <p>The granting of approval rights over Norwich to Tilbury works on the solar farm site is to be discussed and agreed further and prior to the signing of the final statement of common ground.</p> <p>10/12/2025 - The owners and operators of the site to advise on details of buried services in addition to resharing GIS file with locations. <del>Not</del> <u>the Project</u> requires depth of burial etc, The construction contractor is to advise on what information they need to conduct load assessment</p> <p><u>28/04/2026 - The Applicant can confirm that underground</u></p>	<p><u>being installed to prevent damage to underground services (or other equivalent or superior protective measures). MSP Fairwind Limited request the right to review and approve any haul road design crossing over solar-related infrastructure.</u></p> <p><u>28/04/26 - Agreed to keep it as a matter under discussion</u></p>	

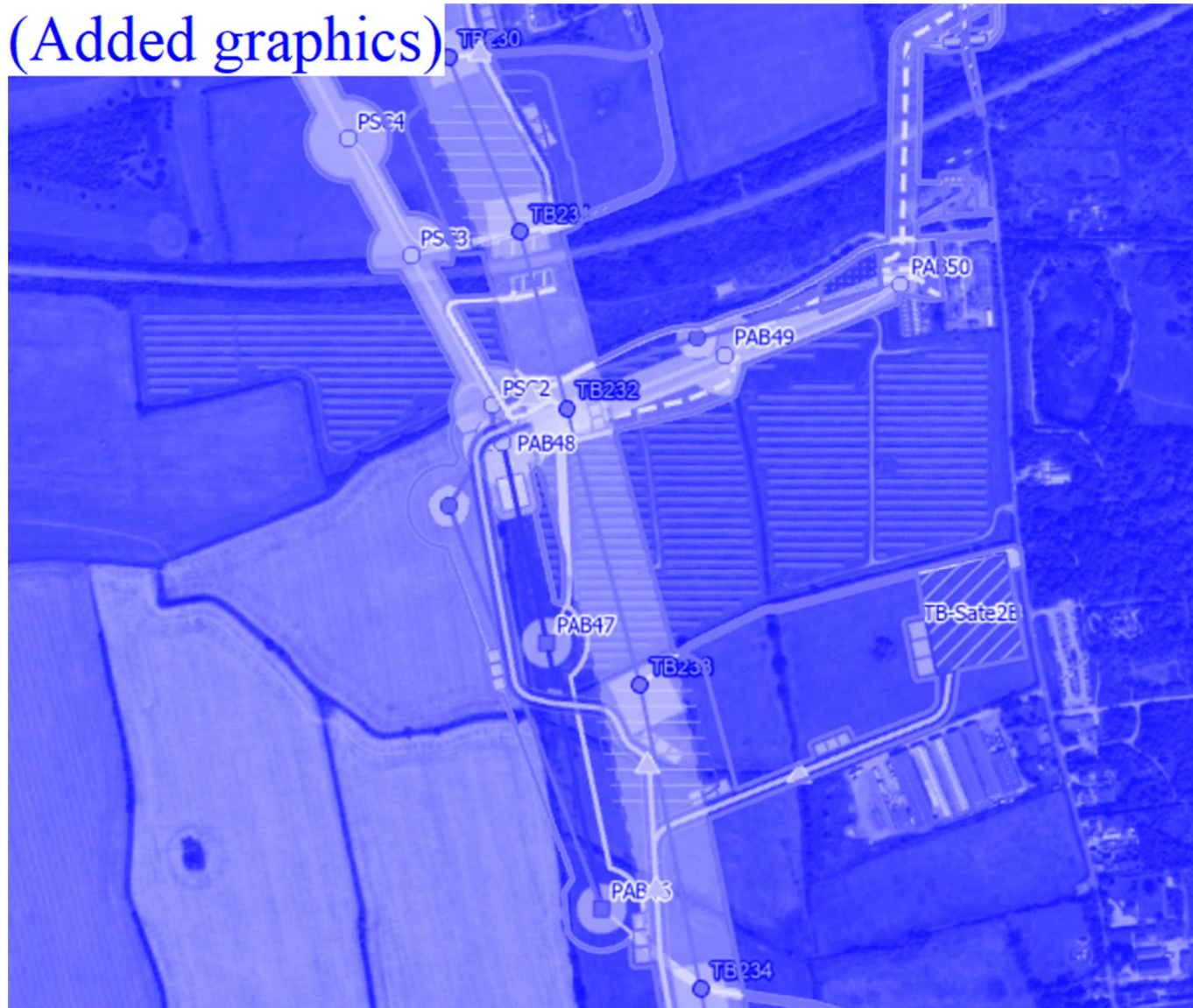
ID	Issue	Stakeholder position (including date)	National Grid <del>response</del> (including date) <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentatio n
			<p><u>services drawings have been received. Construction access roads will be designed to accommodate and withstand the heavy loads and vehicles anticipated during construction.</u></p>		
<p><u>6.67.6</u></p>	<p>UKPN 132Kv lattice tower interactions</p>	<p><del>10/12/2025 – UKPN engagement required to make commitments on the UKPN works, risks to services strike with Vantage services (lots of 1kV and one 33kV cable) UKPN commitments and engagement required. UKPN to also confirm new tower sealing platform (if required pending detailed design) doesn't trigger removal of panels</del></p>	<p>10/12/2025 – UKPN will engage directly with MSP Fairwind Limited to provide further <del>+</del> <b>further</b> details of their works and proposed interactions.</p>	<p><u>10/12/2025 - UKPN engagement required to make commitments on the UKPN works, risks to services strike with Vantage services (lots of 1kV and one 33kV cable) UKPN commitments and engagement required. UKPN to also confirm new tower sealing platform (if required pending detailed design) doesn't trigger removal of panels</u> <u>28/04/26 - Agreed to keep in under matters under discussion</u></p>	
<p><u>7.7</u></p>	<p><u>Tower Impact to Solar Panels</u></p>		<p><u>The Applicant recognises Fairwind Solar's concerns in relation to potential earthing implications of the Project on the stakeholder's solar</u></p>	<p><u>28/04/26- This is a new point added to this draft, and it shall be moved to matters currently under discussion, like other points, until the impact is clear and</u></p>	

ID	Issue	Stakeholder position- (including date)	National Grid <del>response-</del> (including date) <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentatio n
			<p><u>development. Where additional earthing is required as a result of the project. The Applicant will work with stakeholders to ensure sites are protected.</u></p> <p><u>The Applicant is commissioning a report to screen the site for earthing impact from the OHL and will share results from the report. Previously, the Applicant completed an earthing screening study of solar sites along interfacing with the Project route. The study showed the Project will have no earthing impact on the identified solar farms.</u></p> <p><u>The detailed design will continue into 2027. It won't be possible to finalise the assessment of earthing requirements until the detailed design is further progressed.</u></p> <p><u>Any earthing interaction and coupling studies will be</u></p>	<p><u>compensation clarified</u></p>	

ID	Issue	Stakeholder position (including date)	National Grid response (including date) Position	Stakeholder Position	Relevant documentatio n
			<p><u>compliant with BS EN 50522, ENA TS 41-24 and the relevant national and NG OHL design standards. If additional earthing is required within the solar farms site boundary, the Applicant's proposed approach would be to support the developer to upgrade the existing system. Compensation maybe due under either the Compensation Code or relevant statutory provisions</u></p>		
7.8	<u>Dust Generation and Impact on Solar Panels</u>		<p><u>Measures to mitigate dust generation are agreed in principle however further discussion is required to determine methodology employed.</u></p> <p><u>Compensation for loss of energy generation stemming from dust attributable to the Norwich to Tilbury project to be further discussed prior to final signing of the statement of</u></p>	<p><u>That dust generation during construction is taken into account for the construction phase and that mitigation measures are put in place to reduce its impact, including, but not limited to: humidifying road areas in dry weather, covering with tarpaulin any open top containers transporting sand in the site's vicinity or other equivalent or superior protective measures. In</u></p>	

ID	Issue	Stakeholder position- (including date)	National Grid <del>response-</del> (including date) <u>Position</u>	<u>Stakeholder Position</u>	Relevant documentatio n
			<u>common ground.</u>	<u>addition, that the potential losses and extra costs due to additional module cleaning(s) are evaluated by the external consultant and corresponding compensation is issued to MSP Fairwind Limited</u>	

Figure 1 Interface between Fairwinds and the Project Order Limits



## 8.      ~~7.~~ Signatures

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

For National Grid

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

For MSP Fairwind Limited

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

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<b>Summary report:</b> <b>Litera Compare for Word 11.16.0.74 Document comparison done on</b> <b>5/7/2026 7:10:25 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original filename:</b> 5.9.31 Draft Statement of Common Ground - MSP Fairwind Limited_Revision B_Clean Version.docx	
<b>Modified filename:</b> 5.9.31 Draft Statement of Common Ground - MSP Fairwind Limited (Fairwinds Solar Farm) Revision C Clean Version.docx	
<b>Changes:</b>	
<a href="#">Add</a>	49
<del>Delete</del>	26
<del>Move From</del>	0
<del>Move To</del>	0
<a href="#">Table Insert</a>	11
<del>Table Delete</del>	7
<a href="#">Table moves to</a>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>94</b>