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Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.12 Draft Statement of Common Ground - LH Dunton
Hills Limited - Clean Version**

Final Issue B

May 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	12 May 2026	Deadline 4

LIH Dunton Hills Limited

Draft Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to reflect the current understanding of the areas of agreement and any remaining points of discussion between National Grid and LIH Dunton Hills Limited regarding specific issues arising during construction, operation, maintenance and decommissioning of the proposed Norwich to Tilbury Project (the Project) and its interface with Dunton Hills Garden Village development, West of Lower Dunton Road, Dunton, Essex. The aim is to clarify the shared understanding of any issues and facilitate an efficient resolution process. The SoCG is intended to be a live document and will be updated as necessary throughout the pre-examination and examination stages of the DCO process.

2. Parties to the SoCG

This SoCG is between National Grid and LIH Dunton Hills 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.

SoCG ID	Summary of matter under discussion	Deadline for resolution
7.1	Confirmation on pulling zone at TB229 during construction	By deadline 7
7.2	Pylon position to minimise visual impacts	By deadline 7
7.3	Confirmation of the construction access west of the pipeline, with flexibility to adjust routing within the Limits of Deviation	By deadline 7

4. Background

4.1 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 recent targeted consultations.

5. Stakeholder Interests

LIH Dunton Hills Limited has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Land West of Lower Dunton Road, Dunton, Essex. The development in question is a proposal for: *a mixed-use garden community of up to 3,700 dwellings, three care homes, five Gypsy & Traveller Pitches, secondary school with Community Sports Hub, up to three primary schools, Employment Hub, Children's Nursery/Creche, Village Centre with market square, community building, mobility hub, retail, office, healthcare, place of worship, gym, public house, betting shops, hot food takeaway units, two neighbourhood hubs with public space, retail, office, cricket ground with pavilion, football hub with changing facilities and associated highway access* (LPA ref: 21/01525/OUT). A resolution to grant outline planning permission has been obtained and the decision will be issued imminently.

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 LIH Dunton Hills Limited to demonstrate how their interests may be affected, how LIH Dunton Hills Limited or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

The chronology of National Grid's engagement with LIH Dunton Hills Limited to date, and the evolution of the Project's design, is summarised as follows:

- NGET originally engaged with CEG Land Promotions the predecessors of the Garden Village, prior to the acceptance of the DCO application by the Planning Inspectorate.
- NGET continued to engage with LIH as the site had been received from CEG and as the N-T design developed.
- On acceptance of the DCO, LIH were able to view the proposed 400kV route alignment, Order Limits and Limits of Deviation
- NGET and LIH have continued to discuss the interaction between the two schemes and have met to discuss potential strategies for resolving matters.

Engagement History

- 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 Date:
- 3rd November 2025, 17th November 2025, 3rd December 2025, 17th December 2025.
- The parties continue to engage through regular email correspondence in relation to the matters described in this Statement of Common Ground.

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.1	Alignment of the proposed 400kV	The proposed alignment for the new 400kV line lies within a corridor of land which is already contained by the “inner zone” of the high-pressure gas main. LIH welcomes and supports proximity of the alignment to the existing gas main.	February 2026	LIH Relevant Representation [REP1-082] . N-T Works Plans Section G (2.3)
6.2	Removal of the 132kV alignment	The NGET proposal to replace the existing 132kV (PSC) overhead alignment by an underground cable off-site and remove the PSC pylons and foundations is supported by LIH as it is a critical assumption underpinning the Dunton Hills planning consent	February 2026	LIH Relevant Representation [REP1-082] N T Works Plans Section G (2.3)
6.3	Viability	It is not expected that the Project will affect the viability of Dunton Hills Garden Village.	April 2026	BTS on behalf of LIH Dunton Hills Ltd responses to ExQ1 [REP3-118]

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.4	Play area	There is expected to be sufficient space within the site to design around or relocate the play area, if required. If there is a possibility that this may result in a small loss in nett developable area within the adjacent land parcel, then the Applicant will compensate LIH as appropriate in line with the compensation code.	April 2026	BTS on behalf of LIH Dunton Hills Ltd responses to ExQ1 [REP3-118]

7. Matters Under Discussion

ID	Issue	National Grid position	Stakeholder position	Relevant documentation
7.1	Location of the N-T Order Limits	<p>It is possible that the area within Order Limits and Limits of Deviation (LOD) around TB229 is required for the installation of conductors (stringing or pulling). This is subject to the completion of detailed design. To this end the Applicant will:</p> <ul style="list-style-type: none"> Require the area to be kept free from above ground structures until the overhead line is constructed and commissioned (this is expected to be until the end of 2030). Advise BTS /LIH if it reaches a definitive conclusion that the area is not required for 	<p>The Order Limits and Limits of Deviation encroach into land proposed for residential use. LIH objects to this, unless and until it can be demonstrated that the NGET works will not sterilise land that is proposed for housing or otherwise fetter the efficient delivery of the Garden Village.</p> <p>In particular, the proposed Limits of Deviation are excessively wide and, if the DCO is granted, they will conflict with the development of the Garden Village.</p>	<p>Works Plans – Section G (2.3)</p> <p>LIH Relevant Representation</p>

ID	Issue	National Grid position	Stakeholder position	Relevant documentation
		<p>stringing activities during construction, in which case development can be progressed by LIH subject to potential constraint as per below.</p> <p>The Applicant can confirm that in respect of the operational phase it has concluded that it does not require the retention of the same extent of stringing zone. It will require clearance along the alignment and retention, for maintenance, of an area around the pylon that is free from development. The details will be confirmed through detailed design but may be in the order of 30m from the pylon to all sides, though this seems very unlikely to overlap with or lead to any restriction to the approved development plots. In the event that the Project does create any loss of land proposed for development, the Applicant will compensate LIH as appropriate in line with the compensation code.</p>	<p>LIH requests that the indicative route shown on the Works Plans, together with the Limits of Deviation, are varied to remove any conflict with proposed residential development, and to comply with EN-5 and the Holford Rules.</p> <p>Also requiring resolution are the various technical matters arising from works within the Order Limits, e.g. the requirements to screen development from the nearby listed buildings and protect certain trees and ecologically sensitive areas.</p>	
7.2	Visual Impact	<p>Pylon TB229 must be sited to the west of the gas pipeline. We are aware of the preference from the developer to avoid any encroachment into its developable land - which we will continue to consider as new information becomes available (such as confirmation of the exact position of the gas pipeline, ground suitability)</p>	<p>Land in proximity to the new 400kV, where the value of new housing will be reduced due to its visual impact and associated negative perception by buyers - LIH objects to this.</p>	<p>Works Plans – Section G (2.3) LIH Relevant Representation</p>

ID	Issue	National Grid position	Stakeholder position	Relevant documentation
		noting that any movement which positions the overhead line further east (achievable by southern and/or eastern pylon movement) would be welcomed by LIH. The Applicant will seek to minimise visual impact. If visual impacts remain, the Applicant will compensate LIH accordingly.		
7.3	Temporary Access Arrangements	Access for construction is required to be located to the west of the pipeline though there is flexibility within the Limits of Deviation, at the Applicant's discretion, to adjust the routing and position of proposed infrastructure through discussion prior to commencement of its construction.	Temporary access arrangements - LIH neither supports nor objects to these but requests that the parties jointly discuss arrangements for the construction period, as necessary.	Works Plans – Section G (2.3) LIH Relevant Representation

Image 7.1 Interaction between TB228 to TB231, highlighted in green and the proposed LIH development



8. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For LIH Dunton Hills Limited

Name: _____

Position: _____

Date: _____

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