

AENC-NG-CNS-REP-0230

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.14 Draft Statement of Common Ground - Crest
Nicholson Operations Ltd / Bellway Homes Ltd - 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

Crest Nicholson Operations Ltd / Bellway Homes Ltd 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 Crest Nicholson Operations Ltd / Bellway Homes Ltd regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Land to The East of Lower Dunton Road Dunton Basildon Essex. 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 Crest Nicholson Operations Ltd / Bellway Homes Ltd.

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	OHL along the gas pipeline corridor to limit development loss, with remaining effects to be managed through detailed master planning	By deadline 7
7.2	All parties are cooperating on access arrangements, with flexibility built into the design to adapt to evolving development	Likely beyond deadline 7
7.3	Confirmation on final pylon location, avoiding moving them east	By deadline 7
7.4	Confirmation of timescale as to confirm the access routes	Likely beyond deadline 7
7.5	Indirect visual and layout effects can be managed through detailed master planning	Likely beyond 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 targeted consultations.

The following draft text relates to the arrangements for the Norwich to Tilbury Project pertaining to permanent assets and the temporary works requirements including construction access off Lower Dunton Road where National Grid and Crest Nicholson Operations Ltd / Bellway Homes Ltd interests interact. In terms of access, National Grid is taking forward proposals that provide two means of providing access and construction compounds off Lower Dunton Road, an original more northern option and a second more southern option developed in response to feedback. Crest Nicholson Operations Ltd / Bellway Homes Ltd (and other parties) are progressing negotiations that may see their interest acquired by a 3rd party developer. They are seeking to minimise risks to such transfer where possible and have made a specific request for additional clarity around NG's proposals and whether the northern combination of access and construction compound can be removed.

5. Stakeholder Interests

Crest Nicholson Operations Ltd / Bellway Homes Ltd has interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Land to The East of Lower Dunton Road Dunton Basildon Essex. The proposals understood as: *Redevelopment of the site to provide 146 residential dwellings (Class C3); provision of strategic landscape; provision of new vehicular and pedestrian access routes and associated infrastructure, although no application for planning permission has been submitted.*

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 Crest Nicholson Operations Ltd / Bellway Homes Ltd to demonstrate how their interests may be affected, how Crest Nicholson Operations Ltd / Bellway Homes Ltd or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

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: 14th April 2025 and 1st July 2025, 23rd January 2026

- 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				

7. Matters Currently Under Discussion

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
7.1	Permanent loss of development footprint	The gas pipeline safety corridor provides a routeing opportunity that has been adopted for the Project by the Applicant and which has reduced the effect of the project on the development footprint. Potential indirect effects can be reduced through detailed site master planning, aligning main views to respond to finalised pylon positioning.		Ongoing discussion with key points yet to be resolved.	24/00729/FUL planning application with Basildon Council on behalf of Crest Nicholson Operations Ltd / Bellway Homes Ltd.
7.2	Temporary Construction Effects	Further to ongoing conversations all parties agreed to cooperate with regards to the access options.	Holland Land & Property (as agents to Barrie Stone) proposed HOT's as stipulated below to take	Ongoing discussion with key points yet to be resolved.	Design Development Report (5.15) Chapter 4 (Project Description) of the

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
		<p>If Crest Nicholson and/or Dunton Film Studio secure a planning consent that compromises the Applicant's northern access design then the Applicant will revert to the southern access and compound option.</p> <p>The Applicant has identified a design scenario that provides flexibility to respond to ongoing discussions and detailed designs between the two projects. A summary of the scenario has been included in the Design Development Report (5.15) and Chapter 4 (Project Description) of the Environmental Statement (6.4) submitted with the DCO application. The Applicant welcomes ongoing discussions to continue to consider the scenario and detailed design.</p> <p>The Applicant will continue discussions with Crest Nicholson and Dunton Film Studio regarding temporary access arrangements. All parties have agreed to cooperate to</p>	<p>account of the planning and compound Locations</p> <p>1. As part of their Targeted Consultation in February 2025 (Ref: ESSEX 12 and ESSEX 13), the Acquiring Authority proposed two potential locations for the compound marked 'A' and 'B' on the attached plan 2. The Owner and the Owners Developers (Crest Nicholson and Dunton Film Studio) in seeking to mitigate the impact of the Project on their proposed development schemes submitted representations to the Targeted Consultation on 27 March 2025 requesting that the Acquiring Authority adopt location 'A' as the location of the compound as location 'B' would significantly impede the development timetable of the Owner's Developers proposed developments.</p>		<p>Environmental Statement (6.4)</p>

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
		<p>identify workable access options that minimise impacts on the respective development schemes.</p> <p>If a planning consent secured by Crest Nicholson or Dunton Film Studio affects the viability of the northern access design, the Applicant will revert to the southern access and compound option. The Applicant has identified a design scenario that provides flexibility to respond to the evolving designs and programmes of both projects.</p>	<p>Notwithstanding that the detailed specification of the proposed construction compound is to be agreed, the parties agree that the Acquiring Authority following submission of a planning application for the Owners Developers' development on the Owner's Land to the local planning authority, the Acquiring Authority will remove location 'B' from their DCO application for the Project and adopt location 'A' as the compound.</p> <p>2. The Acquiring Authority proposed a construction access for the Project as shown on the attached plan 3 The Owner's Developers are proposing to construct a new access road in accordance with the general layout as shown on the attached plan 4. The timetable for the parties respective development schemes and the Project will potentially overlap and the parties have agreed to form a</p>		

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
7.3	Operational Effects	The Applicant and its contractors have sole discretion over the positioning of the pylons. However, should the final position of pylons need to change due to site specific circumstances during detailed design, the Applicant will not take forward amended pylon position to the east of the Statutory Consultation alignment unless the potential for positioning on land to the west of the alignment (within Limits of Deviation) is not achievable.	Development Access Forum comprising the representatives of all the parties to develop and agree an access plan to minimise the impact of the Project on the Owner's Developers development schemes in order that the latter can be developed without impediment	Ongoing discussion with key points yet to be resolved.	
7.4	Timescales	The parties agree that in circumstances where there is an absence of progress on other interfacing development (e.g. failure		Ongoing discussion with	

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
		<p>to secure planning consent for the other development or a disparity of programme timing such that the Applicant's activities are completed prior to commencement of Crest Nicholson / Dunton Hills or 3rd party works) there will be least disturbance through use of the northern access for the Applicant construction vehicles.</p> <p>The Applicant considers that using the northern access provides the least disturbance. The Applicant will continue to coordinate programme information to support effective planning between the developments.</p>		key points yet to be resolved.	
7.5	Planning	Potential indirect effects can be reduced through detailed site master planning undertaken by Crest Nicholson, aligned with the confirmed pylon locations.		Ongoing discussion with key points yet to be resolved.	

The parties agree to:

- Commit to engage constructively with other parties in respect of detailed engineering design to facilitate beneficial outcomes for all developments in so far as it relates to overlapping interests
- Develop a shared position statement confirming the ability of the different projects to co-exist and not prejudice the planning consent of other projects
- Commit to update the other parties where material change to their project occurs or is imminently expected

Figure 1 Project alignment and the Crest Bellway proposal



8. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For Crest Nicholson Operations Ltd / Bellway Homes Ltd

Name: _____

Position: _____

Date: _____

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