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Norwich to Tilbury

Volume 8: Examination Documents

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Energy - Clean Version**

Final Issue B

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Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

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

Conrad Energy

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 Conrad Energy regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Conrad Energy, Land Adjacent to Billericay Power Generation Plant, Old Church Lane, Mountnessing, Brentwood, Essex, CM13 1UP.

This Statement of Common Ground relates to Conrad Energy's interest in both solar and gas. 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 Conrad Energy.

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	Tower specs required to confirm impacts	By deadline 7
7.2	Confirmation of PV panel removals, shading assessments, scaffolding details and construction dates.	Likely beyond deadline 7
7.3	NG to complete an earthing assessment	Likely beyond deadline 7
7.4	Haul road locations and temporary construction access to be finalised	Likely beyond deadline 7
7.5	Tower heights and worst-case exclusion zones	By deadline 7
7.6	Detailed schedules from all parties to know interactions from both sites.	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 targeted consultations.

5. Stakeholder Interests

Conrad Energy has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Conrad Energy, Land Adjacent to Billericay Power Generation Plant, Old Church Lane, Mountnessing, Brentwood, Essex, CM13 1UP. The proposals understood as: *the construction and operation of a Solar PV Farm together with ancillary infrastructure and equipment, landscaping and access*. A planning application was submitted to Brentwood Borough Council under the reference 24/01263/FUL. The application was approved on 30th April 2025.

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

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 Date: 15th August 2024, 12th September 2025, 3rd February 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	<p>The Applicant's routing and design process has sought to avoid impacts on the developable area of the solar site. TB204 remains constrained and may result in a permanent loss of development footprint, with the current design, this location cannot be further relocated.</p> <p>TB203 is positioned on a narrow strip of land adjacent to PV panels. NG's assessment is that the oversail between TB203 & TB204 will not result in any net loss of developable land. NG is currently awaiting confirmation of the panel positions in relation to TB203 and TB204, which is required to enable a full assessment of any resulting impacts on generation</p>	<p>03/02/2026 - Conrad requires confirmation of towers heights and clearances under the OHL. Potential alteration to the planning application of the site if anticipated losses.</p>	Ongoing discussion with key points yet to be confirmed.	24/01263 planning application with Brentwood Borough Council on behalf of Conrad Energy.

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
7.2	Temporary Removal of Panels to create space for construction works	<p>The Applicant, in developing its design (including overhead line alignment and project order limits) and DCO limits of deviation, has identified the need for ‘pulling zones’ for conductor installation and future reconductoring of the overhead line. It is recognised that the ‘pulling zones’ around tower TB203 are of concern to Conrad energy’s development</p> <p>As part of detailed design and construction planning, the Applicant will seek to reduce the size of the zones needed around the aforementioned tower.</p> <p>Where the Applicant needs to retain “pulling zones” that have an impact on the stakeholder’s interests, the Applicant will pay compensation where it is due under either the Compensation Code or relevant statutory provisions.</p>	<p>03/02/2026 - Conrad requires the CAD drawing so that it can be overlaid with the potential loss and removal of the solar panels. This is also to review the anticipated shading.</p> <p>Conrad also seeks term and design of the scaffolding</p> <p>Existing haul road locations will also have an impact on the location of panels. Full construction details and areas need to be provided so that losses can be anticipated.</p>	<p>Ongoing discussion with key points yet to be confirmed.</p> <p>27/01/2026 - Temporary removal of panels is expected to be a requirement for construction of both TB203 and TB204.</p>	
7.3	Modifications to Existing Equipment	<p>The Applicant recognises Conrad energy’s concerns in relation to potential earthing implications of the Project on the stakeholder’s solar development. Where additional earthing is required as a result of</p>	<p>03/02/2026 - Conrad cannot provide comment until the information is provided by National Grid.</p>	<p>Ongoing discussion with key points yet to be confirmed</p>	

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
		<p>the project. The Applicant will work with stakeholders to ensure sites are protected.</p> <p>The Applicant will commission a report to screen the site for earthing impact from the OHL. Previously, the Applicant completed an earthing screening study of existing sites near the route. The study showed the project will have no earthing impact on existing solar farms with a Project interface.</p> <p>The detailed design of the project will continue into 2027. It won't be possible to finalise the assessment of earthing requirements until the detailed design is further progressed.</p> <p>Any earthing interaction and coupling studies will be 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 site boundary, the Applicant's proposed approach would be to support you to upgrade the existing system. Compensation maybe due under either the Compensation Code or relevant statutory provisions</p>			

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
7.4	Temporary Construction Effects	<p>The extent temporary Haul Road Access within the Solar Farm site is required, is to be confirmed at the detailed design stage. Additional maintenance access could be required due to net effects such as dust or compensation for damage/repair to operational equipment.</p> <p>Any change to the Haul Road Location will need to be within the Limits of Deviation, the Applicant will continue to engage with Conrad at the detailed design stage.</p> <p>7/01/2026 - Discussions are ongoing and finalisation of proposals will be confirmed following final design development.</p>	<p>03/02/2026 - Conrad have requested a change in the haul road to enter the field for TB204 at the Southeastern entrance.</p>	<p>Ongoing discussion with key points yet to be confirmed</p>	
7.5	Operational Effects (excluding reduced panel numbers)	<p>The Applicant maintains that no additional operational impacts are anticipated beyond those directly associated with the confirmed tower footprints and required operational clearances. This will be confirmed once the detailed designs have been finalised and authorised.</p> <p>CAD has been sent to Conrad so they can overlay this onto their plans.</p> <p>Upon confirmation Tower specifications will be provided to Conrad</p>	<p>03/02/2026 - Conrad seeks the worst-case scenario area that needs to be avoided so that and area of losses and non-development can be anticipated.</p> <p>The proposed tower locations will cause shading on any panels installed to the North of the pylons.</p>	<p>Ongoing discussion with key points yet to be confirmed.</p>	

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
		<p>29/04/26- Both alternative overlays have been included within this SoCG. The Applicant will continue to progress the detailed design with the aim of minimising any impact on Conrad’s site. At this stage, the Applicant does not anticipate that the pulling zone will be required.</p>	<p>National Grid to provide towers heights so that Conrad can anticipate a loss in generation figure.</p> <p>29/04/26- Overlay provided showing the impact of the site with and without a pulling zone going through the solar farm.</p>		
7.6	Timescales	<p>27/01/2026 - Construction of solar farm proposed for 2027. National Grid expect to be working within a constructed solar site. National Grid will continue to engage with Conrad, sharing construction programme information as necessary to ensure co-ordination between the two developments.</p> <p>03/02/2026 - As Conrad intend to construct from 2027, the Applicant requests their planned timescales for construction to review anticipated interaction.</p> <p>29/04/2026 The Applicant requests Conrad’s detailed construction programme to assess potential interactions between the two projects.</p>	<p>03/02/2026 - Conrad seeks full confirmation of duration of works on the site.</p> <p>High level dates have been provided but they are subject to change</p>	Ongoing	discussion with key points yet to be confirmed.

Figure 1 Interface between the Project and Conrad Energy



8. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For Conrad Energy

Name: _____

Position: _____

Date:

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